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234519915700LP

WARRANTY DEED

1043

AFTER RECORDING MAIL TO:

Casas Real Estate LLC 10758 S. Avenue B Chicago, Illinois 60617

Chicago Title

MAIL REAL ESTATE TAX BILL TO:

Casas Real Estate, LLC 40852 S. Stateline Rd. Chicago, IL 60517

Doc#. 2330613425 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 11/02/2023 01:03 PM Pg: 1 of 4

Dec ID 20231001661300

ST/CO Stamp 0-267-675-600 ST Tax \$156.00 CO Tax \$78.00

City Stamp 2-012-506-064 City Tax: \$1,638.00

(Reserved for Recorders Use Only)

Office

THE GRANTOR: David Soto, a married man, of 16300 Bormet Dr., Tinley Park, IL 60477, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Casas Real Estate, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of Illinois and duly authorized to transact ousiness in the State of Illinois, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

10852 S. Statelirle Rd., Chicago, IL 60617

PIN:

26-17-217-051-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

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DATED this 10th day of October	, 2023.
Marie	
David Soto	
re c	
STATE OF ILLINOIS)	
COUNTY OF COOK)	
1. Curthuc Wortness	the undersigned, a Notary Public, in and for the
County and State aforesaid, DO HEREBY	CERTIFY, that David Soto , personally known to me
to be the same person whose name is sub	scribed to the foregoing instrument, appeared before nowledged that he/she signed and delivered the said
instrument as his/her free and voluntar; ac	t for the uses and purposes therein set forth,
including the release and waiver of the right	t of homestead.
Given under my hand and official seal this	126 day of October, 2023.
	Ser I Maken S
	Nota: y Public
NAME AND ADDRESS OF PREPARER:	
Robert D. Loncar Loncar Law LTD	
3501 E 106th St., Suite 206	
Chicago, IL 60617	OFFICIAL SEAL
	C MARTINEZ NOTARY PUBLIC, STATE OF ILLINOIS NOTARY PUBLIC, STATE OF ILLINOIS
	MY COMMISSION EXPIRES: 04/10/2026

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LEGAL DESCRIPTION

Order No.: 23GSA915200LP

For APN/Parcel ID(s): 26-17-217-051-0000

LOT 15 (EXCEPT THE NORTH 17 FEET THEREOF), AND THE NORTH 24 FEET OF LOT 16 IN FAIR ELMS EIGHTH ADD TION, A SUBDIVISION OF THE EAST 490 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH 33 FEET, EXCEPT THE SOUTH 33 FEET AND EXCEPT THE EAST 1.50 FEET THEREOF) OF SECTION 17, TOWNSHIP 37 NORTH, RANCE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILI	ANOIS } { SS
COUNTY OF C	·
at / O	in Soft the Rope of the following reasons: being duly sworn on oath, states that HE resides resides resides That the attached deed is not in
	oot applicable as the grantors own no adjoining property to the premises described in said deed; OR and falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division streets or ea	n or subcivicion of the land into parcels or tracts of five acres or more of size which does not involve any new ascements of access.
3. The division easements	n of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or of access.
4. The sale or	exchange of parcels of land between owners of adjoining and configuous land.
5. The converge does not in	yance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities; which avolve any new streets or easement access.
6. The converge access.	yance of land owned by a railroad or other partie utility which does not involve any new streets or easements of
7. The converged public use	eyance of land for highway or other public purposes (r p ants or conveyances relating to the dedication of land for or instruments relating to the vacation of land impresse (with public use.
8. Conveyan	ces made to correct legal descriptions in prior conveyances.
9. The sale o involving	or exchange of parcels or tracts of land existing on the date of the ame idatory. Act into no more than two parts and not any new streets or easements of access.
	ER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.
Affiant further staccept the attache	ates that ME makes this affidavit for the purpose of inducing the Recorder of Deeds of Coo t County, Illinois, to ed deed for recording.
SUBSCRIBED A	AND SWORN TO before me
Ston	or October 2023 Hotelaal
Note	Try Public

OFFICIAL SEAL ROSETTA CASTANEDA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3/25/2026