

# UNOFFICIAL COPY

## WARRANTY DEED

### AFTER RECORDING MAIL TO:

Saul Everaldo Flores  
47 South 50th Ave.,  
Bellwood, IL 60104

### GRANTEE AND MAIL REAL ESTATE TAX BILL TO:

Saul Everaldo Flores  
47 South 50th Ave.,  
Bellwood, IL 60104



Doc# 2330710043 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/03/2023 03:17 PM PG: 1 OF 3

(Reserved for Recorders Use Only)

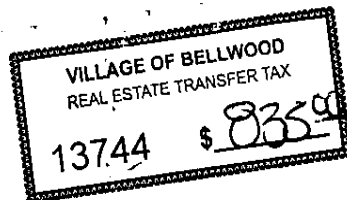
23-153607 iofa  
THE GRANTOR: ~~Reber Bustos~~, a divorced woman (non-homestead property), of 1700 W. Cerritos Ave., #230, Anaheim, CA 92804 for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to ~~Saul Everaldo Flores, a single person~~, <sup>UNMARRIED MAN</sup> of 6550 W. School St., Chicago, IL 60634, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit: <sup>EVERARDO</sup>

### SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 47 ~~South~~ 50th Ave, Bellwood, IL 60104  
PIN: 15-08-103-041-0000

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.



### REAL ESTATE TRANSFER TAX

03-Nov-2023



COUNTY:	93.50
ILLINOIS:	167.00
TOTAL:	250.50

15-08-103-041-0000

20230801600414 | 1-240-340-432

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DATED this 04 day of October, 2023.

Rebeca Bustos  
Rebeca Bustos

[Signature]

STATE OF California )  
 )SS  
COUNTY OF Orange )

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Rebeca Bustos**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 4<sup>th</sup> day of October, 2023.

[Signature]  
Notary Public

**NAME AND ADDRESS OF PREPARER:**

Susan J. Kim  
Attorney at Law  
21660 W. Field Pkwy., Suite 118  
Deer Park, IL 60010

7/23-6-23  
SAM NASRI  
COMM. #2419241  
Notary Public - California  
Orange County  
My Comm. Expires Oct. 19, 2026

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Fidelity National Title

Commitment Number: 23-153607-PTG

## EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

THE NORTH 40 FEET OF THE SOUTH 60 FEET OF LOT 6 IN E.A. CUMMINGS & CO'S SMALL FARMS BEING A SUBDIVISION OF LOT 3 IN SUBDIVISION OF THE NORTHEAST FRACTIONAL 1/4 AND THE NORTHEAST 1/4 OF FRACTIONAL NORTHWEST 1/4 OF FRACTIONAL SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

P.I.N.:  
15-08-103-041-0000

C.K.A.: 47 50th Ave., Bellwood, IL 60104

Property of Cook County Clerk's Office