

UNOFFICIAL COPY

Doc#. 2331013228 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/06/2023 11:41 AM Pg: 1 of 2

Dec ID 20231001643492
ST/CO Stamp 1-277-216-720 ST Tax \$500.00 CO Tax \$250.00

WARRANTY DEED JOINT TENANTS

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 23160678

THIS INDENTURE WITNESSETH, that the Grantor(s), Tania Paez, An Unmarried Woman and *Andres Lizarzaburo, A Married Man of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Janet A Recendez and Alfredo Recendez, not as tenants in common but as Joint Tenants, (Grantee's Address) 3444 Ridgeland Avenue, Berwyn, Illinois 60402, the following described real estate, to-wit:

LOT 2 IN THE SUBDIVISION OF LOT 40 (EXCEPT THE SOUTH 62.50 FEET OF THE EAST 138.83 FEET OF LOT 40) IN HERBERT M. ROSE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE SOUTH 800.50 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

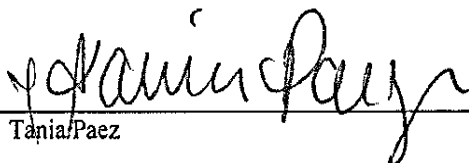
***THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR'S SPOUSE.**

Permanent Real Estate Index Number: 16-30-411-053-0000



Address of Real Estate: 2744 Ridgeland Ave, Berwyn, IL 60402

Subject to the following restrictions: a) all taxes and special assessments for the year 2022 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 19th Day of October, 2023


Tania Paez


Andres Lizarzaburo

REAL ESTATE TRANSFER TAX		21-Oct-2023
	COUNTY:	250.00
	ILLINOIS:	500.00
	TOTAL:	750.00

16-30-411-053-0000 | 20231001643492 | 1-277-216-720

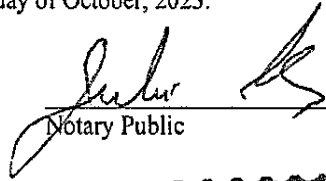
THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
KE #4999-00 10/18/23
COLLECTION DEPARTMENT

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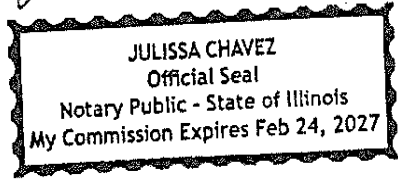
STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Tania Paez, An Unmarried Woman and *Andres Lizarzaburo, A Married Man personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed, 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 Notarial Seal this 19th day of October, 2023.



Notary Public



This Instrument was prepared by:
Robert A Cheely
6446 W. Cermak Road
Berwyn, IL 60402

Future Tax Bills to:
Janet A. Recendez
2744 Ridgeland Ave
Berwyn, IL 60402

After recording return document to:
Janet A. Recendez
2744 Ridgeland Ave
Berwyn, IL 60402

Property of Cook County Clerk's Office