

# UNOFFICIAL COPY

Doc#: 2331806039 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/14/2023 09:49 AM Pg: 1 of 1

## WARRANTY DEED

### THE GRANTOR (S)

Monica P. Medina, a married woman  
Diana Abraham, a married woman,  
Diego R. Medina, a single man, the sole  
heirs of Maria Medina and Sergio Raul  
Medina

Dec ID 20231001659290  
ST/CO Stamp 1-906-255-824 ST Tax \$440.00 CO Tax \$220.00  
City Stamp 1-714-104-272 City Tax: \$4,620.00

for and in consideration  
of TEN ( \$10.00 ) DOLLARS,  
and other valuable consideration  
in hand paid, CONVEY AND WARRANT TO

Veronica Sosa and Rigoberto  
Duran, as Joint Tenants

in the City of Chicago, the following described Real Estate situated in the County of Cook in the State of  
Illinois, to wit:

Lot 52 and Lot 53 in Lavinia Eldred's Subdivision being a Subdivision of the West 1/2 of the  
East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 17 Township 40 North, Range 13,  
East of the Third Principal Meridian, in Cook County, Illinois.

This is not a Homestead Property for any of the parties involved.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of  
Illinois, TO HAVE AND TO HOLD said premises as joint tenants

Permanent Real Estate Index Number(s): 13 17 315 032 0000  
Address(es) of Real Estate: 4031 N. Meade Ave Chicago, IL 60634

Subject to general taxes not due and payable at time of closing, covenants, conditions, and restrictions of  
record, building lines and public and utility easements, if any; acts done by or suffered through Buyer, existing leases  
and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not yet due  
and payable.

Monica Medina (SEAL)  
Monica P. Medina

Diana Abraham (SEAL)  
Diana Abraham

Diego R. Medina  
Diego R. Medina

DATED: October 22, 2023

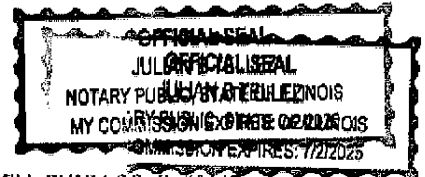
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Monica P. Medina and Diana Abraham and Diego R. Medina  
is the person known to me to be the same person whose name subscribed to the foregoing instrument, appeared  
before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 day 22<sup>nd</sup> of October 2023

Notary Public



This instrument was prepared by: TELLEZ AND ASSOCIATES, LTD., 2342 N. DAMEN, CHICAGO, IL 60647

MAIL TO: Veronica Sosa  
Rigoberto Duran  
4031 N. Meade Ave  
Chicago IL 60634

SEND SUBSEQUENT TAX BILL TO:  
Veronica Sosa Rigoberto Duran  
4031 N. Meade Ave  
Chicago, IL 60634

REAL ESTATE TRANSFER TAX  
COUNTY ILLINOIS TOTAL  
31-09-2023 720.00 430.00 660.00  
13-17-315-032-0000 | 20231001659290 | 1-906-255-824

REAL ESTATE TRANSFER TAX  
CHICAGO: 3,500.00  
CTA: 1,320.00  
TOTAL: 4,820.00  
13-17-315-032-0000 | 20231001659290 | 1-714-104-977  
\* Total charges not include any applicable penalty or interest rates.