

# UNOFFICIAL COPY

Doc#: 2331941201 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/15/2023 09:50 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 Reul  
Medina

Dec ID 20231001659319

ST/CO Stamp 0-938-915-792 ST Tax \$465.00 CO Tax \$232.50

City Stamp 1-161-344-976 City Tax: \$4,882.50

for and in consideration  
of TEN ( \$10,00 ) DOLLARS,  
and other valuable consideration  
in hand paid, CONVEY AND WARRANT TO

**Mariana Jimenez and Luminita**

**Tanase**, both married women  
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:

NORTH 30.32 OF THE SOUTH 59.32 FEET OF LOT 23 IN COLLINS AND GAUNTLETT'S  
1ST GARDEN SUBDIVISION IN THE EAST 1/2 OF FRACTIONAL SECTION 24,  
TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

THIS PROPERTY IS NOT A HOMESTEAD 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): 12 24 407 027 0000  
Address(es) of Real Estate: 3539 N Oconto 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 not yet due  
and payable.

Monica Medina (SEAL)

Diana Abraham (SEAL)

Diego R. Medina

Monica P. Medina

Diana Abraham

DATE: 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:

SEND SUBSEQUENT TAX BILL TO:

11-Nov-2023  
REAL ESTATE TRANSFER TAX  
COUNTY  
ILLINOIS  
TOTAL  
12-24-407-027-0000  
2023 001659319  
0-938-915-792

09-Nov-2023  
REAL ESTATE TRANSFER TAX  
CHICAGO  
CTA  
TOTAL  
12-24-407-027-0000  
2023 001659319  
1-161-344-976  
Total does not include any applicable penalty or interest due.