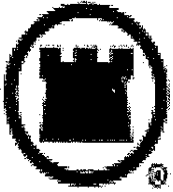


UNOFFICIAL COPY



Chicago Title Insurance Company

Doc#: 2332533102 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/21/2023 09:59 AM Pg: 1 of 3

Dec ID 20230801694425
ST/CO Stamp 1-402-419-664 ST Tax \$1,200.00 CO Tax \$600.00
City Stamp 1-129-626-064 City Tax: \$12,600.00

Warranty DEED ILLINOIS STATUTORY

OT
236NW452019WC
19/2

THE GRANTOR(S), GUILLERMINA Carmona (Widow) of the City of Stickney, County of Cook, State of IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrant(s) to (Grantee's Address) PEREZ AND SONS LLC, an Illinois limited liability company, of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

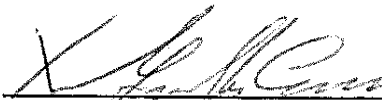
SEE ATTACHED

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, Party wall rights and agreements, Existing leases and tenancies, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installment not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022

Permanent Real Estate Index Number(s): 17-30-120-001-0000, 17-30-119-022-0000

Address of Real Estate: 2501 S Western Ave., Chicago, IL AND 2344 and 2346 W 25th Street, Chicago, IL 60608

Dated this 9th day of August 2023



GUILLERMINA Carmona

Property of Cook County Clerk's Office

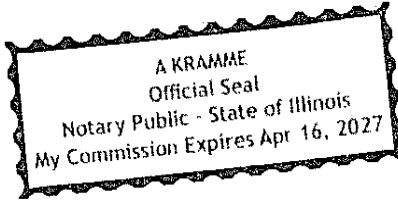
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **GUILLERMINA Carmona** personally known to me to be the person(s) whose name(s) VA subscribed to the foregoing instrument, appeared before me

this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 9th day of Aug, 2023



[Signature]
(Notary Public)

Prepared By:

Scott, Ferrill, 801 N. Cass Ave, Suite 200, Westmont, 60559

Mail To:

~~2501 S. Western Ave., Chicago, IL, Cook, 60608~~
675 John Ct.
Justice IL 60458
Name and Address of Taxpayer:
PEREZ AND SONS LLC
2501 S Western Ave., Chicago, IL , IL

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 23GNW452019WC

For APN/Parcel ID(s): 17-30-120-001-0000 and

PARCEL 1: LOTS 19 AND 20 IN WALKER'S SUBDIVISION OF THE PART LYING NORTHWESTERLY OF BLUE ISLAND AVENUE OF BLOCK 7 IN LAUGHTON AND RICE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOTS 19 AND 20 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 30) IN COOK COUNTY, ILLINOIS.

For APN/Parcel ID(s): 17-30-119-022-0000

PARCEL 2:

LOTS 24 AND 25 AS A TRACT ON P. M. THOMPSON'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 8 IN LAUGHTON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

PROPERTY OF COOK COUNTY CLERK'S OFFICE