



\*23346450160\*

Doc# 2334645016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/12/2023 09:51 AM PG: 1 OF 3

**WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Benjamin Zavala, Jr.  
205 Nancy Street  
Mount Morris, IL 61054

(The Above Space for Recorder's Use Only)

THE GRANTOR Benjamin Zavala, Jr., married to Cristina Zavala\*, of 205 Nancy Street, Mount Morris, IL 61054 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Miguel A. Aguilar and Cristina Aguilar, husband and wife, of 2241 S. Whipple Street, Chicago, IL 60623, not as tenants by the entirety, nor as tenants in common, but as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

\*This property does not constitute homestead property as to the spouse of Grantor Benjamin Zavala Jr.

Permanent Index Number(s): 16-27-412-028-0000

Property Address: 2708 South Kedvale Avenue, Chicago, IL 60623

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

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 27<sup>th</sup> day of Nov., 2023.

Benjamin Zavala, Jr.

**REAL ESTATE TRANSFER TAX**

11-Dec-2023



COUNTY: 80.00  
ILLINOIS: 160.00  
TOTAL: 240.00

16-27-412-028-0000

| 20231101667244 | 0-885-440-560

S Y  
P B  
S Y-1  
SC \_\_\_\_\_  
INT R

# UNOFFICIAL COPY

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Benjamin Zavala, Jr. 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 acknowledged that he signed, sealed and delivered in the 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 notarial seal, this 27<sup>th</sup> day of Nov., 2023.



*[Signature]*  
\_\_\_\_\_  
Notary Public


THIS INSTRUMENT PREPARED BY  
A. Valerie Acosta  
Acosta Law Offices, P.C.  
2401 S. Oakley Ave.  
Chicago, IL 60608

MAIL TO:

Miguel A. Aguilar  
Cristina Aguilar  
2241 S. Whipple St.  
Chicago, IL 60623

SEND SUBSEQUENT TAX BILLS TO:

Miguel A. Aguilar  
Cristina Aguilar  
2241 S. Whipple St.  
Chicago, IL 60623

REAL ESTATE TRANSFER TAX		04-Dec-2023
	CHICAGO:	1,200.00
	CTA:	480.00
	<b>TOTAL:</b>	<b>1,680.00 *</b>

16-27-412-028-0000 | 20231101667244 | 0-744-996-816

\* Total does not include any applicable penalty or interest due.

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## EXHIBIT A LEGAL DESCRIPTION

LOT 4 IN BLOCK 5 IN MCMILLAN AND WETMORE'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office