

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

772113 1/2

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602



Doc# 2334946108 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2023 02:54 PM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

THE GRANTOR Juan Zavala, married to Perla Zavala, of 7442 Bayfield Court, Tinley Park, IL. 60487 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 Eva Garcia, SINGLE WOMAN, of 13914 South Green Bay Avenue, Burnham, IL 60633, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

~~LOTS 39, 40 AND 41 IN BLOCK 11 IN BURNHAM, A SUBDIVISION OF THAT PART LYING NORTH AND EAST OF THE CALUMET RIVER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~ See attached

Permanent Index Number(s): 30-06-207-031-0000 and 30-06-207-030-0000

Property Address: 14018 Burnham Avenue, Burnham, IL 60633

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.

Grantor hereby warrants that this is not homestead property and is not subject to the homestead rights of any individual.



VILLAGE OF BURNHAM

Real Estate Transfer Stamp

Date: November 17, 2023

No. 3278 \$ 950.00

S 4  
P 5  
S 1  
SCY  
INT

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Dated this 14 day of Nov., 2023.

Juan Zavala  
Juan Zavala

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF WILL            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Juan Zavala 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 they signed, sealed and delivered in the 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 14 day of Nov., 2023.



Amanda Lynn Lorance  
Notary Public

County Clerk's Office

# UNOFFICIAL COPY

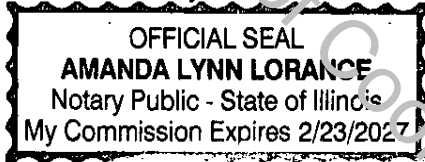
Dated this 14 day of Nov, 2023.

Perla Zavala  
Perla Zavala

STATE OF ILLINOIS           )  
  ) SS,  
COUNTY OF WILL           )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Perla Zavala 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 they signed, sealed and delivered in the 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 14 day of Nov, 2023.



Amanda Lynn Lorance  
Notary Public

THIS INSTRUMENT PREPARED BY  
Kathleen C. Cunningham  
Cross Town Legal  
19201 S. LaGrange Road, Suite 205  
Mokena, IL 60448

MAIL TO:

Law Office of Fred Becker  
2540 Ridge Road  
Lansing, IL 60438

SEND SUBSEQUENT TAX BILLS TO:

Eva Garcia  
14018 Burnham Avenue  
Burnham, IL 60633

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File No: 772113

## EXHIBIT "A"

LOTS 39, 40 AND 41 IN BLOCK 11 IN BURNHAM, A SUBDIVISION OF THAT PART LYING NORTH AND EAST OF THE CALUMET RIVER OF SECTION 6, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

30-06-207-030-0000  
30-06-207-031-0000

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Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

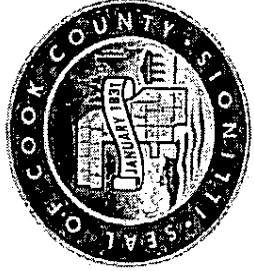
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REAL ESTATE TRANSFER TAX

12-Dec-2023



COUNTY:  
ILLINOIS:  
TOTAL:

95.00  
190.00  
285.00

30-06-207-030-0000

20231101676987

0-628-957-232

Property of Cook County Clerk's Office