

UNOFFICIAL COPY

Doc#: 2336013174 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/26/2023 12:19 PM Pg: 1 of 2

Dec ID 20231201693641
ST/CO Stamp 0-953-479-216 ST Tax \$365.00 CO Tax \$182.50
City Stamp 1-905-193-008 City Tax: \$3,832.50

Warranty Deed

ILLINOIS

112

23CO00083CL

Above Space for Recorder's Use Only

THE GRANTORS Aureliano Montalvo a married person and Jose Diaz a married person of the City of Chicago, County of Cook, State of IL for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to Itzel Montalvo as an unmarried person of 276 East Dickens Avenue, Northlake, Cook, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Not a marital property

SUBJECT TO: General taxes for 2022, 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-27-417-022-0000

Address(es) of Real Estate: 2438 North Kildare Avenue, Chicago, IL 60639

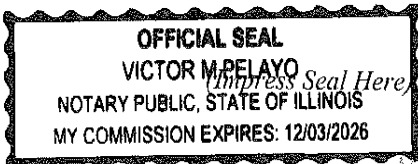
The date of this deed of conveyance is 12/20/2023.

Aureliano Montalvo
Aureliano Montalvo

Jose Diaz
Jose Diaz

State of Illinois, County of McHenry ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Aureliano Montalvo and Jose Diaz personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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.



(My Commission Expires on 12/3/2026)

Given under my hand and official seal on 12/18/23

[Signature]

Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as:
2438 North Kildare Avenue, Chicago, IL 60639

Legal Description:

LOT 2 IN THE RESUBDIVISION OF LOTS 6, 7, 8, 9, 10 AND 11 IN BLOCK 6 IN KEENEY AND PENBERTHY'S ADDITION TO PENNOCK, BEING A SUBDIVISION OF THE WEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by JD Huls & Associates 530 Rockland Road, Suite 400 Crystal Lake, IL 60014	Send subsequent tax bills to: Itzel Montalvo 2438 North Kildare Avenue Chicago, IL 60639	Recorder-mail recorded document to: <i>Spencer C Hunt</i> Hunt & Subach, Ltd. 1035 S York Rd Bensenville, IL 60106
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