

# UNOFFICIAL COPY



\*23361450071\*

Doc# 2336145007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2023 09:22 AM PG: 1 OF 4

## 773055 1/2 WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTORS (NAME AND ADDRESS)

Carl J. Hayes  
Elizabeth Gonzalez  
1218 Ridgeland Avenue  
Berwyn, IL 60402

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

(The Above Space for Recorder's Use Only)

THE GRANTORS Carl J. Hayes, a <sup>single</sup> ~~married~~ and Elizabeth Gonzalez, a <sup>single</sup> ~~married~~, as joint tenants, of 1218 Ridgeland Avenue, Berwyn, IL 60402 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Jorge L. Ortiz, a married man, of 1245 Ridgeland Avenue, Berwyn, IL 60402, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: \* Sr.

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-19-207-029-0000

Property Address: 1218 Ridgeland Avenue, Berwyn, IL 60402

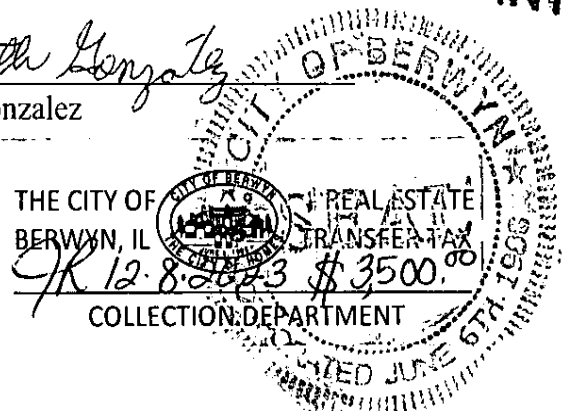
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

**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 30 day of November, 2023.

Carl J. Hayes

Elizabeth Gonzalez



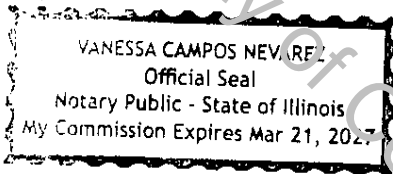
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STATE OF IL )  
 ) SS,  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carl J. Hayes and Elizabeth Gonzalez 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 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 30 day of November, 2023.



Vanessa Campos  
Notary Public

THIS INSTRUMENT PREPARED BY  
David R Sweis  
Sweis Law Firm PC  
819 E. St Charles Road, Suite A  
Lombard, IL 60148

MAIL TO:

Bell & Shah, LLC  
2015 W Fullerton Ave  
Chicago, IL 60647

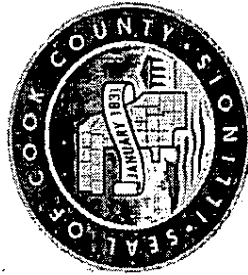
SEND SUBSEQUENT TAX BILLS TO:

Jorge E. Ortiz  
1218 Ridgeland Avenue  
Berwyn, IL 60402

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REAL ESTATE TRANSFER TAX

21-Dec-2023



COUNTY:  
ILLINOIS:  
TOTAL:

175.00  
350.00  
525.00

16-19-207-029-0000

20231201689784

1-995-419-696

Property of Cook County Clerk's Office

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File No: 773055

## EXHIBIT "A"

LOT 14 AND THE NORTH 12 1/2 FEET OF LOT 15 IN BLOCK, 1 IN THE SUBDIVISION OF BLOCKS 1,2, AND 3 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

16-19-507-029-0000 (A)

*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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