

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2336106303 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/27/2023 01:36 PM Pg: 1 of 2

Dec ID 20231201602063  
ST/CO Stamp 2-133-231-664 ST Tax \$355.00 CO Tax \$177.50

## THE GRANTOR

CT  
236106303  
1485

(The space above for Recorder's use only)

*a married man*  
**JANUARIO MORA**, of the City of Midlothian, Ellis County, Texas, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **IRMA GARZA**, a unmarried woman, and **JENNIFER GARZA**, a Single woman,

the following described Real Estate situated in Cook County, Illinois, legally described as:

LOT 31 (EXCEPT THE NORTH 250 FEET THEREOF) IN BROAD VIEW, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 22 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12 (EXCEPT THE RAILROAD), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** General real estate taxes for <sup>TH</sup>2022 & 2023, and subsequent years, covenants, conditions, and restrictions of record.


*\*this is not Homestead property as to Grantor*

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

Permanent Index Number (PIN): 15-22-107-019-0000

Address(es) of Real Estate: 2251 S. 18th Ave., Broadview, IL 60155

Dated this 19<sup>TH</sup> day of December, 2023

 (SEAL)  
Januario Mora

**CERTIFICATE OF COMPLIANCE**  
**VILLAGE OF BROADVIEW**

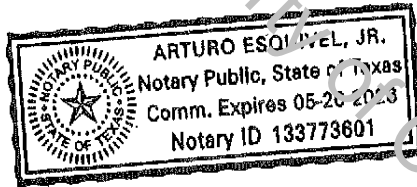
*12/22/23*

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STATE OF TEXAS                   )  
   )ss.  
 COUNTY OF ELLIS                )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Januario Mora, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 official seal, this 17<sup>th</sup> day of December, 2023.



Arturo Esquivel Jr.  
 NOTARY PUBLIC

Commission expires 5-20-2026

This instrument was prepared by:

Mila Gloria Novak, P.C., Attorneys at Law, 2300 W. Lake Street, Melrose Park, IL 60160

**MAIL RECORDED DEED TO:**

APARICIO LAW  
 5838 S. ARCHER  
 Chicago, IL 60638

**SEND SUBSEQUENT TAX BILLS TO:**

Irma & Jennifer Garza  
 2251 S. 18<sup>th</sup> Ave.  
 Broadview, IL 60155