

# UNOFFICIAL COPY

Doc#: 2336233299 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/28/2023 01:50 PM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20231101672632  
ST/CO Stamp 2-050-175-024 ST Tax \$195.00 CO Tax \$97.50

CT  
23680 2741344  
3/2/4

THE GRANTOR(S)

Maria DeLeon, a(n) *single*

of the City of Bellwood, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Alma D. Villasenor Espino, a(n) *unmarried*

of 4318 W Dearborn Chicago of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

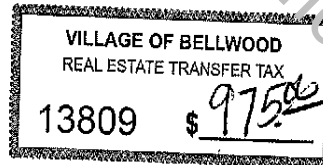
Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 15-08-117-026-0000

Address(es) of Real Estate: 329 51st Ave., Bellwood, IL 60104

Dated this 13th day of November, 2023.



Maria DeLeon  
Maria DeLeon

This property is not homestead as to the Grantor(s)

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Maria DeLeon

personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and official seal, this 13 day of November, 2023.

[Signature] (Notary Public)

Prepared by:

Niko-Law, LLC  
7808 W. College Dr. Suite 4SE  
Palos Heights, IL 60463



Mail to:

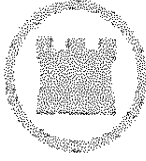
Alma Velasquez  
339 51st Ave  
Belwood IL 60104

Name and Address of Taxpayer:

Alma Velasquez  
339 51st Ave  
Belwood IL  
60104

Property of Cook County Clerk's Office

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 23GSC274138HH

Property Address: 329 51st Ave, Bellwood, IL 60104-1351

For APN/Parcel ID(s): 15-08-117-026-0000

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LOT 2 (EXCEPT THE NORTH 14.8 FEET THEREOF) AND LOT 3 (EXCEPT THE SOUTH 8 FEET THEREOF) IN NUSSE'S SUBDIVISION OF LOT 25 IN E.A. CUMMINGS AND COMPANY'S GARDEN HOMES ADDITION, BEING A SUBDIVISION OF THE NORTHWEST FRACTIONAL 1/4 SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 8, AND THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, AFORESAID, SOUTH OF THE INDIAN BOUNDARY LINE LYING NORTH OF BUTTERFIELD ROAD IN TOWNSHIP 39 NORTH, RANGE 12, EXCEPTING THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILWAY AND THE CHICAGO AURORA AND ELGIN RAILROAD, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Proprietary Cook County Clerk's Office