

# UNOFFICIAL COPY



\*2336234026D\*

Doc# 2336234026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/28/2023 01:42 PM PG: 1 OF 3

WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual

23-153703 1 of 2

THE GRANTORS, SAN DIEGO NIETO and TATIANA CUCTA, a married couple, of the City of Oak Park, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, JOY DRUTUS, a single person, of the City of Chicago, Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\* JUANA CORDONA LEON, UNMARRIED, AND ANGELICA SJIMENEZ, UNMARRIED AS JOINT TENANTS WITH  
See Exhibit "1" attached hereto and made a part hereof RIGHTS OF SURVIVORSHIP

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2022 and subsequent years; and

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): 16-08-319-045-1009 and 16-08-319-045-1019

Address(es) of Real Estate: 257 Washington Blvd, Unit 9, Oak Park, IL 60302

Dated this 13 Day of August, 2023

SAN DIEGO NIETO

TATIANA CUCTA

State of Illinois )  
County of Cook ) ss



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY SAN DIEGO NIETO and TATIANA CUCTA, 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 August, 2023

Megan Elizabeth Nolan (Notary Public) Commission Expires 8/1/2024

This instrument was prepared by: Bell & Shah, LLC, 2015 W. Fullerton Ave., Chicago, Illinois 60647. STEPHANIE WOLFSON

Mail To: ~~Anthony Bonomo~~ MARGARET LAS, 14516 JOHN HUMPHREY DR, ORLAND PARK, IL 60462

Send Subsequent Tax Bills to: JOY DRUTUS, 257 Washington Blvd, Unit 9, Oak Park, IL 60302

JUAN A CARDONA + ANGELICA SJIMENEZ

### REAL ESTATE TRANSFER TAX

28-Dec-2023



COUNTY: 65.00  
ILLINOIS: 130.00  
TOTAL: 195.00

16-08-319-045-1019

| 20231201603828 | 1-832-470-576

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**Real Estate Transfer Tax**

**\$1,000.00**

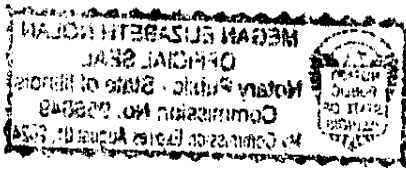


Oak Park



9669

[www.oak-park.us](http://www.oak-park.us)



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UNIT NUMBER 9 AND P9 IN THE 257 WEST WASHINGTON CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 (EXCEPT THE EAST 40 FEET), ALL OF LOT 2 AND THE EAST 10 FEET OF LOT 3 IN BLOCK 8 IN CLOSE'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND LOTS 16 TO 23 INCLUSIVE IN BLOCK 45, LOTS 1 TO 11 INCLUSIVE IN BLOCK 48, LOTS 1 TO 13 INCLUSIVE AND THE SOUTH 25 FEET OF LOT 14 IN BLOCK 55 AND LOT 23 IN RESUBDIVISION OF BLOCK 58 IN RIDGELAND IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 08, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 30, 2002 AS DOCUMENT NUMBER 0020491315; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N.:

16-08-319-045-1009

16-08-319-045-1010

C.K.A.: 257 Washington Blvd Unit 9, Oak Park, IL 60302

Property of Cook County Clerk's Office