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WARRANTY DEED

Statutory (Illinois)

Doc#: 2400506427 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/05/2024 02:12 PM Pg: 1 of 3

Dec ID 20231201691519

ST/CO Stamp 0-876-877-872 ST Tax \$220.00 CO Tax \$110.00

City Stamp 0-010-623-024 City Tax: \$2,310.00

THE GRANTORS, JOSE REFUGIO MEJIA, a married person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 UNITED STATES DOLLARS (\$10.00) and other valuable consideration in hand paid and receipt which is hereby acknowledged, CONVEYS and WARRANTS to

THE GRANTEE, LUIS ANTONIO VILLASENOR, a Single, person,

- fee simple absolute
 tenants by the entirety
 tenants in common
 joint tenants with rights of survivorship

all interest of the grantees in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

LOT 15 IN ACHERMAN'S SUBDIVISION OF LOTS 1 TO 16 INCLUSIVE, 41 TO 46 INCLUSIVE, THE EAST 10.2 FEET OF LOTS 17 AND 40 AND THE VACATED ALLEY IN BLOCK 6 IN ADAM SMITH'S SUBDIVISION OF BLOCK 17, LOT 1 IN BLOCK 11, AND LOT 1 IN BLOCK 12, IN REE'S SUBDIVISION, IN THE SOUTHEAST 1/4 OF SECTION 35 AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO ALL: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvement not yet completed; general real estate taxes for the year 2023 and subsequent years.

This is non-homestead property as to grantor's spouse.

Permanent Real Estate Index Numbers(s): 16-35-403-024-0000

Address of Real Estate: 3419 W. 37th Place, Chicago, Illinois 60632

Dated this 19th day of December, 2023.


JOSE REFUGIO MEJIA

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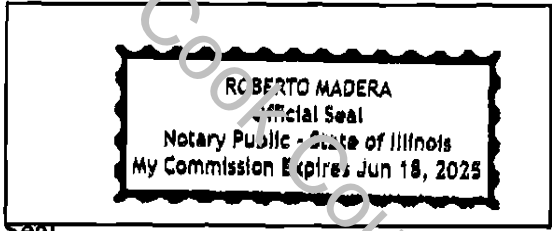
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that, **JOSE REFUGIO MEJIA**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 19th day of December, 2023.



Notary Public Signature



Seal

This instrument was prepared by:
Mr. Roberto Madera
R Madera Law Offices, PC
Attorney for Seller
5609 South Pulaski Road
Chicago, Illinois 60629

REAL ESTATE TRANSFER TAX		04-Jan-2024
CHICAGO:		1,650.00
CTA:		660.00
TOTAL:		2,310.00 *

16-35-403-024-0000 | 20231201691519 | 0-010-623-024
* Total does not include any applicable penalty or interest due.

Mail Document To:
Luis Antonio Villasenor
3419 W. 37th Pl
Chicago, IL 60632

REAL ESTATE TRANSFER TAX		04-Jan-2024
COUNTY:		110.00
ILLINOIS:		220.00
TOTAL:		330.00

16-35-403-024-0000 | 20231201691519 | 0-876-877-872

Send Real Estate Tax Bills To:
Luis Antonio Villasenor
3419 W. 37th Place
Chicago, Illinois 60632

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PIN: 16-35-403-024-0000

LOT 15 IN ACHERMAN'S SUBDIVISION OF LOTS 1 TO 16 INCLUSIVE, 41 TO 46 INCLUSIVE, THE EAST 10.2 FEET OF LOTS 17 AND 40 AND THE VACATED ALLEY IN BLOCK 6 IN ADAM SMITH'S SUBDIVISION OF BLOCK 17, LOT 1 IN BLOCK 11, AND LOT 1 IN BLOCK 12, IN REES SUBDIVISION, IN THE SOUTHEAST 1/4 OF SECTION 35 AND THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office