

# UNOFFICIAL COPY

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**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Individual to Individual)**

Doc#: 2400833321 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/08/2024 12:26 PM Pg: 1 of 2

Dec ID 20231201690885  
ST/CO Stamp 0-619-677-744 ST Tax \$265.00 CO Tax \$132.50

THE GRANTOR,  
Brian J. Sitko and Ileana  
Sitko, as husband and wife,  
of the City of Blue Island,  
County of Cook, State of  
Illinois, for and in  
consideration of TEN  
(\$10.00) DOLLARS, and  
other good and valuable  
considerations in hand paid  
CONVEY and WARRANT  
to:

Juan ~~Avalos~~ Avalos, a married person  
2440 Oak Street, Blue Island, Illinois 60406

the following described Real Estate situated in the County of Cook in the State of Illinois, to  
wit:

LOT 57 IN THE RESUBDIVISION OF LOTS 4 TO 24 INCLUSIVE AND VACATED  
NORTH AND SOUTH ALLEYS IN ORIGINAL BLOCK 2 IN SOUTH WASHINGTON  
HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS. ✓

Permanent Index Number: 25-30-107-009-0000 ✓

The commonly known address is: 11940 Irving Avenue, Blue Island, Illinois 60406.

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 (except as to race); public and utility  
easements; party wall and party driveway easements and agreements, if any; visible roads and  
highways, and general real estate taxes for 2023 and subsequent years.

Dated this 12th day of December 2023.

  
BRIAN J. SITKO

  
ILEANA SITKO

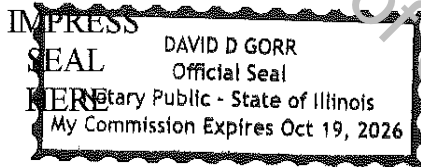
②

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STATE OF ILLINOIS)  
  )SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian J. Sitko and Ileana Sitko, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that she signed, sealed and delivered the said instrument as her 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 12th day of December 2023.



David D Gorr  
Notary Public

Commission expires: 10/19/2026

This instrument was prepared by: David D. Gorr, Attorney at Law, 2539 N. Kedzie Blvd., Suite #6, Chicago, Illinois 60647.

Mail to:

Send Subsequent Tax Bills to:

Juan Avalos  
11948 Irving Ave  
Blue Island IL 60406

Jam

