

UNOFFICIAL COPY



First American Title Insurance Company

Doc#: 2401113375 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2024 04:07 PM Pg: 1 of 1

Dec ID 20231201689597
ST/CO Stamp 1-721-940-016 ST Tax \$240.00 CO Tax \$120.00

WARRANTY DEED ILLINOIS STATUTORY

Prepared by:

LAW OFFICES OF GEMMA B. DIXON
203 N. LA SALLE STREET, SUITE 2100
CHICAGO, ILLINOIS 60601-1226

Mail To:

CLAUDIA SANTANA
1505 S. 59TH AVENUE
CICERO, IL 60804

Send Tax Bill to

CLAUDIA SANTANA
1505 S. 59TH AVENUE
CICERO, IL 60804

THE GRANTOR(S) JOSE A. SANTANA, a single man, of the Town of Cicero, Cook County, State of Illinois; and for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to CLAUDIA SANTANA, a married woman, and CHRISTOPHER SANTANA, a single man, of the Town of Cicero, Cook County, State of Illinois, as JOINT TENANTS, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 2 IN MCMORRAN/S SUBDIVISION OF LOT 1 IN BLIAK 13. IN MANDELL AND HYMAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Identification Number (PIN): 16-20-226-002--0000
Property Address: 1505 South 59th Avenue, Cicero, IL 60804

Dated this 7th day of December, 2023.

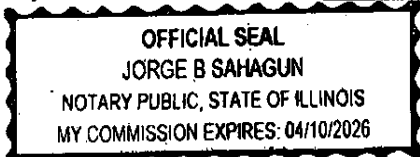
**FIRST AMERICAN TITLE
FILE # 8165913**

JOSE A. SANTANA

STATE OF ILLINOIS, COOK COUNTY ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, JOSE A. SANTANA is 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 7th day of December, 2023.



[Signature]
(Notary Public)

Warranty Deed

T O W N C L E R	Town of Cicero	Address: 1505 55 TH AVE	Real Estate Transfer Tax
		Date: 01/11/2024	\$2,400.00
		Stamp #: 2024-10371	Payment Type: Cash
		By: draminer	Compliance #: 2023-QW6GNZTB