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PREPARED BY:

Nery & Richardson LLC
4258 West 63rd Street
Chicago, Illinois 60629

Doc#: 2401228118 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2024 02:47 PM Pg: 1 of 3

Dec ID 20231201603215
ST/CO Stamp 0-913-602-608 ST Tax \$289.00 CO Tax \$144.50

MAIL TAX BILL TO:

Saman Youssef
7117 Major Ave
Burbank, IL 60459

MAIL RECORDED DEED TO:

Bennett Klasky, Esq.
555 Stoke Blvd, Ste 500
Northbrook, IL 60062

WARRANTY DEED

THE GRANTOR(S), Jose Arriaga married to Adaneli Oria Cruz, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Sarah Youssef and Jonathan Jimenez Bentley, not as tenants in common, but as joint tenants with rights of survivorship, whose address is 3039 S. Canal St, Chicago, IL 60608, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

*a single woman
*a single man

SEE ATTACHED LEGAL DESCRIPTION

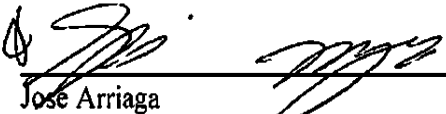
Commonly known as: 7717 Major Avenue, Burbank, IL 60459
PIN(s): 19-29-407-009-0000

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.


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

TO HAVE AND TO HOLD said premises forever.

Dated this 21st Day of December 2023



Jose Arriaga



Adaneli Oria Cruz

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 Jose Arriaga and Adaneli Oria Cruz, personally known to me to be the same person(s) whose name(s) is/are 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.

City of Burbank

\$ 1,445.00 ONE THOUSAND FOUR HUNDRED FORTY-FIVE & 00/100 DOLLARS.
1-3-24

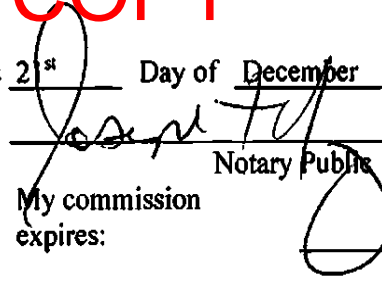
Real Estate Transaction Stamp

REAL ESTATE TRANSFER TAX		11-Jan-2024
COUNTY:		144.50
ILLINOIS:		289.00
TOTAL:		433.50
19-29-407-009-0000 20231201603215 0-913-602-608		

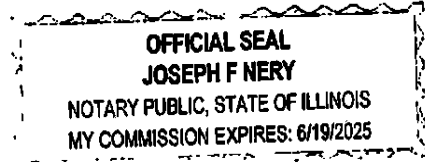
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Warranty Deed - *Continued*

Given under my hand and notarial seal, this 21st Day of December 20 23



Notary Public
My commission expires: _____



Property of Cook County Clerk's Office

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LOT 32 IN BLOCK 13 IN FREDERICK H. BARTLETT'S GREATER 79TH STREET SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 AND THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 29 ALSO THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, ALL IN TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 19-29-407-009-0000

Property of Cook County Clerk's Office