#### 45466

## WARRANTY DEED OF FICIAL COPY

The Grantor, Enrique Chavez, single. and Maria Teresa Ramirez Perez, single, Carol I. Ramirez Perez n/k/a Carol Ivonne Botello, married, of the Village of Melrose Park, County of Cook, State of Illinois, for the consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to:

Doc#. 2401234074 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/12/2024 03:30 PM Pg: 1 of 3

Dec ID 20230901626381

ST/CO Stamp 1-496-253-488 ST Tax \$210.00 CO Tax \$105.00

Milada Boskovic ray (16 1000 ), the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

(Svanta Addies) (1941) Pine Ct. Ols Plaines II Leals [See attached legal description]

Permanent Real Estate Index Number: 15-03-202-051-0000 Common Address: 1817 N. 14th Court Melrose Park, IL 60160

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and eucoments, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homescales from sale on execution or otherwise.

DATED this 15th day of September, 2023

Enrique Chavez Maria Teresa Ramirez Perez

Caroi I. Ramirez Perez n/k/a Carol Ivonne Botel

State of Illinois ) ss

County of Cook )

Acuity Title 5215 Old Orchard Ro. \*\*\*\*\*\*Suite 440\*\*\*\*\*\*\* \*\*Skokie, IL 60077\*\*

The undersigned, a notary public in and for the above county and state, certifies that Enrique Chavez and Maria Teresa Ramirez Perez and Carol I. Ramirez Perez n/k/a Carol Ivonne Botello, known to me to be the same person whose name is subscribed as Grantor to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as their free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this

LILLIANA KOKOSZKA OFFICALISEAL

Notary Public - State of Illinois My Commission Expires Dec 21, 2023

**DEED PREPARED BY** 

Mark J. Kmiecik, J.D. 7922 S. Pułaski, Suite 101 Chicago, IL 60652 MAIL DEED TO:

Milada Boskovic 1817 n. 14thct.

metrose Park II. Wollow

SEND TAX BILL TO:

milada Boskovic

1817 1. 14th Ct

Metrose Park II. 40140

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### **UNOFFICIAL COPY**

File #: 45468

Exhibit "A"

Property Address: 1817 North 14th Court, Melrose Park, IL 60160

County: Cook

Tax Parcel #: 15-03-202-051-0000

PARCEL 1:

THE SOUTH 22.10 FEET OF THE NORTH 96.65 FEET OF LOT 7 IN LULLO'S RESUBDIVISION OF PART OF BLOCK 1 IN ALBERT S. AMLING'S SUBDIVISION OF THE NORTH 40 ACRES OF THE WEST 60 ACRES OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, KANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF VACATED 14TH AVENUE IN THE VILLAGE OF MELROSE PARK IN COOK COUNTY, ILLINOIS, ON JUNE 3, 1960 AS DOCUMENT 1925140 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED ON JUNE 28, 1960, AS DOCUMENT 1928933.

#### PARCEL 2:

LOT 52 IN LULLO'S RESUBDIVISION OF PART OF BLOCK 1 IN ALBERT S. AMLING'S SUBDIVISION OF THE NORTH 40 ACRES OF THE WEST 60 ACRES OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 12, FAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF VACATED 14TH AVENUE IN THE VILLAGE OF MELROSE The Office PARK IN COOK COUNTY, ILLINOIS.

VILLAGE OF MELROSE PARK Certificate of Compliance TRANSFER STAMP Ordinance No. 69

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# **UNOFFICIAL COPY**

REAL ESTATE TRANSFER TAX

DOO OF COL

COUNTY: ILLINOIS: TOTAL:





105.00 210.00 315.00

20230901626381 | 1-496-253-488

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