

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
JOINT TENANTS**

Doc#: 2401633033 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/16/2024 09:27 AM Pg: 1 of 5

Dec ID 20231001663539  
ST/CO Stamp 0-775-108-656 ST Tax \$170.00 CO Tax \$85.00  
City Stamp 1-777-367-088 City Tax: \$1,785.00

144489

THE GRANTOR(S), Marcelo Villa, Married to Rocio Villa, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Martin Villa Cortes and Erick Villa, ~~not as tenants in common, but as joint tenants,~~ (GRANTEE'S ADDRESS) 1656 N. Avers Avenue, Chicago, Illinois 60647 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1 IN SUBDIVISION OF LOTS 48 TO 56, BOTH INCLUSIVE IN STONEBRIDGE'S SUBDIVISION OF LOT 1, 4, 5 AND 8 IN BLOCK 3 AND LOTS 2 AND 3 IN BLOCK 4 OF HAGEN AND BROWN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2022 hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 13-35-324-020-0000

Address(es) of Real Estate: 1656 N. Avers Avenue, Chicago, Illinois 60647

Dated this 15<sup>th</sup> day of December, 2023

Marcelo Villa  
Marcelo Villa

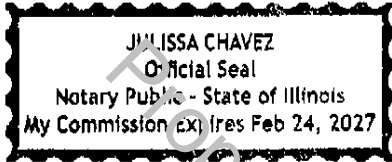
x Rocio Villa  
Rocio Villa

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marcelo Villa, Married to Rocio Villa, 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 15<sup>th</sup> day of December, 2023



Juli Chavez (Notary Public)

**Prepared By:** Robert A. Cheely and Associates  
6446 W. Cermak  
Berwyn, Illinois 60402

**Mail To:**  
Martin Villa Cortes and Erick Villa  
1656 N. Avers Avenue  
Chicago, Illinois 60647

**Name & Address of Taxpayer:**  
Martin Villa Cortes and Erick Villa  
1656 N. Avers Avenue  
Chicago, Illinois 60647

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## Exhibit "A" Legal Description

LOT 1 IN SUBDIVISION OF LOTS 48 TO 56, BOTH INCLUSIVE IN STONEBRIDGE'S SUBDIVISION OF LOT 1, 4, 5 AND 8 IN BLOCK 3 AND LOTS 2 AND 3 IN BLOCK 4 OF HAGEN AND BROWN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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**REAL ESTATE TRANSFER TAX**

10-Jan-2024



<b>CHICAGO:</b>	1,275.00
<b>CTA:</b>	510.00
<b>TOTAL:</b>	1,785.00 *

13-35-324-020-0000 | 2023101663539 | 1-777-367-088

\* Total does not include any applicable penalty or interest due.

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**REAL ESTATE TRANSFER TAX**

10-Jan-2024



<b>COUNTY:</b>	85.00
<b>ILLINOIS:</b>	170.00
<b>TOTAL:</b>	255.00

13-35-324-020-0000

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