

# UNOFFICIAL COPY

Doc#: 2402433129 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/24/2024 10:17 AM Pg: 1 of 3

Dec ID 20240101614210  
ST/CO Stamp 1-295-086-640 ST Tax \$412.00 CO Tax \$206.00

## WARRANTY DEED

**Jennifer Ferrara, a single woman, 2501 Oak Park Avenue, Berwyn, IL 60402 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Juan A. Chavez, a single man, and Eugenio Chavez, a married man, 2501 Oak Park Avenue, Berwyn, IL 60402 ("Grantee"), not as tenants in common, but as joint tenants with right of survivorship, the following described real estate situated in the County of Cook in the State of Illinois, to wit:**

See attached legal description

Permanent Real Estate Index Number: 16-30-224-001-0000

Address of Real Estate: 2501 Oak Park Avenue, Berwyn, IL 60402

**SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing**

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

THE CITY OF  REAL ESTATE  
BERWYN, IL TRANSFER TAX  
\$ 119.20 \$ 412.00  
COLLECTION DEPARTMENT

# UNOFFICIAL COPY

Dated: 1/17, 2024

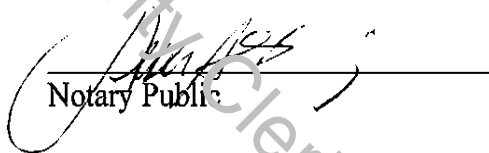
  
Jennifer Ferrara

STATE OF Washington  
SS)  
COUNTY OF Spokane

### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **Jennifer Ferrara** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

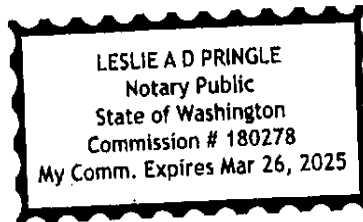
Given under my hand and under this seal this 17<sup>th</sup> day of January, 2024

  
Notary Public

Commission expires: March 26, 2025

Prepared By:



Gregory A. Braun, Esq.  
Braun & Rich, PC  
4301 Damen Avenue  
Chicago, Illinois 60618




Return to after recording and  
Name and Address of Taxpayer:  
Juan A. Chavez and Eugenio Chavez  
2501 Oak Park Avenue  
Berwyn, IL 60402

#### REAL ESTATE TRANSFER TAX

22-Jan-2024

		COUNTY:	206.00
		ILLINOIS:	412.00
		TOTAL:	618.00
16-30-224-001-0000		20240101614210   1-295-086-64	

# UNOFFICIAL COPY

 <b>First American Title™</b>	ALTA Commitment for Title Insurance
	ISSUED BY <b>First American Title Insurance Company</b>
<b>Exhibit A</b>	

## EXHIBIT A

The Land is described as follows

Situated in the County of Cook, State of Illinois, to wit:

Lot 165 in Oak Park Avenue Home Addition, a subdivision of Lot 6 in partition of the West 51.49 Acres of the West 1/2 of the Northeast 1/4 and the East 41 Acres of the East 1/2 of the Northwest 1/4 of Section 30, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

