

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2403741150 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2024 12:19 PM Pg: 1 of 4

Dec ID 20240201627498
ST/CO Stamp 1-928-322-096 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-096-408-112 City Tax: \$3,675.00

23-144200

THE GRANTOR(S) Rogelio Gomez Hernandez and Juana Gonzalez, husband and wife, of 5252 W. Hanson Ave. Chicago, County of Cook, Illinois, for and in consideration of Ten and NO/00 (\$10) in hand paid, convey(s) and warrant(s) to Cristina de Llano, MARRIED WOMAN of 2903 N. RICHMOND, CHICAGO, IL 60625, Ariel de Llano MARRIED MAN of 3354 W. WILSON CHICAGO, IL 60625, and Margarita Fernandez Limia, SINGLE WOMAN of CHICAGO, IL to hold as JOINT TENANTS the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

LOT 133 IN GALEWOOD RESIDENTIAL SUBDIVISION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS IN, ON, OVER, UPON, THROUGH AND ACROSS THOSE PORTIONS OF LOT 169 IMPROVED AS ROADWAY, ALL IN COOK COUNTY, ILLINOIS.

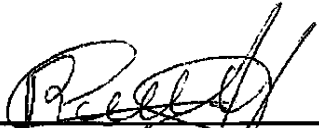
Permanent Real Estate Index Number(s): **13-33-327-133-0000**

Address of Real Estate: **5252 W Hanson Ave. Chicago, IL 60639**

SUBJECT TO:

Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, and easements of record. The Grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated this 21 day of January 2024.



Rogelio Gomez Hernandez



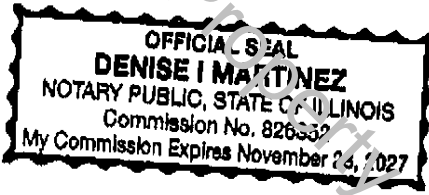
Juana Gonzalez

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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 **Rogelio Gomez Hernandez and Juana Gonzalez** personally known to me to be the persons 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 26 day of January 2024.



[Handwritten Signature]

(Notary Public)

Prepared By:

VIRA LAW LLC | 4106 W. NORTH AVE. CHICAGO, IL 60639

Mail To:

CRISTINA DE LIANO
5252 W. HANSON AVE.
CHICAGO, IL 60639

Name and Address of Taxpayer/Address of Property:

CRISTINA DE LIANO
5252 W. HANSON AVE
CHICAGO, IL 60639

Notary of Cook County Clerk's Office

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13-33-327-133-0000 | 20240201627498 | 1-096-408-112
Total does not include any applicable penalty or interest due.

CHICAGO:	2,625.00
CTA:	1,050.00
TOTAL:	3,675.00 *

Property of Cook County Clerk's Office

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13-33-327-133-0000

20240201627498

1-928-322-096

COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00

Property of Cook County Clerk's Office