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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2404006053 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2024 10:08 AM Pg: 1 of 4

Dec ID 20240101623177
ST/CO Stamp 0-497-794-096 ST Tax \$315.00 CO Tax \$157.50

THE GRANTORS (NAME AND ADDRESS)

J. Jesus Contreras Perez and Maricruz
Contreras
19 Laurel Court
South Elgin, IL 60177

(The Above Space for Recorder's Use Only)

THE GRANTORS J. Jesus Contreras Perez, married ^A ~~MAN~~ ^{AND} ~~AND~~ Maricruz Contreras, married to Jorge Contreras, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Eric Diaz De Leon of 2170 Hassell Road, Hoffman Estates, IL 60169, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

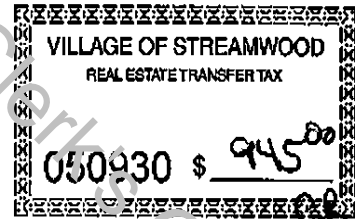
*ANA KAREN ALMARRAZ IBARRA
AS TENANTS BY THE ENTIRETY*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number(s): 06-13-311-009-0000

Property Address: 232 Kosan Circle, Streamwood, IL 60107



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

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; and general real estate taxes not due and payable at the time of Closing.

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Dated this 1st day of February, 2024.

~~J. Jesus Contreras Perez~~ by
~~Jorge Contreras~~ ATTORNEY IN FACT
J. Jesus Contreras Perez

Maricruz Contreras
Maricruz Contreras

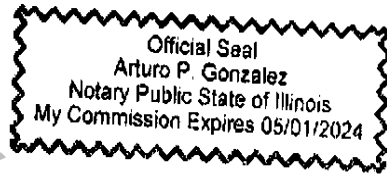
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT J. Jesus Contreras Perez and Maricruz Contreras personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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.

** by Jorge Contreras as attorney in fact.*

Given under my hand and notarial seal, this 1st day of February, 2024.

Arturo P. Gonzalez
Notary Public



THIS INSTRUMENT PREPARED BY
Law Office of Arturo P. Gonzalez
920 Davis Road, Suite 305
Elgin, IL 60123

MAIL TO:

Stephen Thacker
111 East Wacker Drive, Suite 600
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Eric Diaz De Leon
232 Kosan Circle
Streamwood, IL 60107

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EXHIBIT A LEGAL DESCRIPTION

LOT 262 IN GREEN MEADOWS SUBDIVISION UNIT NO. 4 BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1967 AS DOCUMENT NUMBER 20172452, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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06-13-311-009-0000

| 20240101623177

| 0-497-794-096

COUNTY:	157.50
ILLINOIS:	315.00
TOTAL:	472.50

Property of Cook County Clerk's Office