

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

1786471

Doc#. 2404541175 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/14/2024 01:24 PM Pg: 1 of 3

Dec ID 20240201628786  
ST/CO Stamp 0-190-087-728 ST Tax \$545.00 CO Tax \$272.50  
City Stamp 1-305-084-464 City Tax: \$5,722.50

Preparer File: H86471

THE GRANTOR(S) Miguel Chao, a single man of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Luis Chao, a single man, as his sole and separate property, of P.O. Box 47303 Chicago, IL 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:

**See Exhibit "A" attached hereto and made a part hereof**

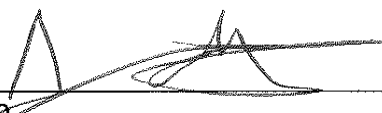
SUBJECT TO: Covenants, conditions, and restrictions of record; Private, public, and utility easements and roads and highways; General taxes for the year 2023 and subsequent years

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

Permanent Real Estate Index Number(s): 16-02-223-003-0000

Address(es) of Real Estate: 3251 West Evergreen Avenue  
Chicago, Illinois 60651

Dated this 9<sup>TH</sup> day of February 2024.

  
Miguel Chao



First American  
Title Insurance Company

1 of 2 (3)  
Warranty Deed - Individual

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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 Miguel Chao, 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 9<sup>TH</sup> day of February 2024.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

**Prepared by:**

Law Offices of Maurice A. Sone, P.C.  
831 N. Ashland Avenue  
Chicago, IL 60622

**Mail to:**

LUIS CHAO  
3251 West Evergreen Avenue  
Chicago, IL 60651

**Name and Address of Taxpayer:**

LUIS CHAO  
3251 West Evergreen Avenue  
Chicago, IL 60651

*CLERK'S OFFICE OF COOK COUNTY CLERK'S OFFICE*



# UNOFFICIAL COPY

LOT 30 IN BLOCK 4 IN WEAGE, EBERHART AND BARTLETT'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 16-02-223-003-0000

C/K/A 3251 W EVERGREEN AVENUE, CHICAGO, IL 60651

Property of Cook County Clerk's Office

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630