

# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual**

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Doc# 2406611133 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/6/2024 12:00 AM Pg: 1 of 4

Dec ID 20240201629858

ST/Co Stamp 1-422-455-344 ST Tax \$140.00 CO Tax \$70.00

145117 1/2

THE GRANTOR(S), Paula Mendez, a married woman, of the Village of Oak Park, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Joyce Zulu, an ~~un~~married woman, having an address of 1831 S 61st Ct. Cicero, IL 60804, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

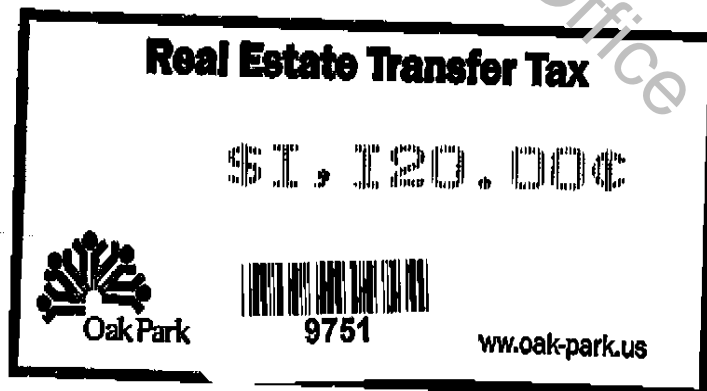
Permanent Real Estate Index Number: 16-07-309-045-1003

Property Address: 248 S Marion Street, Unit 3, Oak Park, IL 60302

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: Convents, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not due and payable at the time of closing.

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



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IN WITNESS WHEREOF, Grantor(s) signed and sealed this WARRANTY DEED

Dated: February 21, 2024

Paula Mendez  
Paula Mendez

Reynaldo Mendez  
Reynaldo Mendez, for purposes of  
waiving Homestead only

STATE OF ILLINOIS        )  
  )        SS.  
COUNTY OF COOK        )

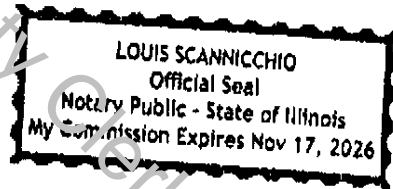
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Paula Mendez and Reynaldo Mendez, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21<sup>st</sup> day of February, 2024.

Louis Scannicchio  
Notary Public

My commission expires on 11/17/26

This Document was prepared by:  
Lufrano Law, LLC  
818 Harrison Street, Ste. 210  
Oak Park, IL 60304



Send future tax bills to:  
Joyce Zulu  
248 S Marion Street, Unit 3,  
Oak Park, IL 60302

Upon recording return to:  
Joyce Zulu  
1831 S 61st Ct unit 1  
Oak Park IL 60304

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## Exhibit "A" Legal Description

UNIT NUMBER 03 IN 248 S. MARION CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 AND LOT 10 IN PEASE'S COURT ADDITION TO OAK PARK IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM AS DOCUMENT NUMBER 24641798 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

28-Feb-2024



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

70.00  
140.00  
210.00

16-07-309-045-1003

20240201629858

1-422-455-344

Property of Cook County Clerk's Office