

# UNOFFICIAL COPY

## WARRANTY DEED Statutory (Illinois)

Doc#: 2407224743 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/12/2024 4:33 PM Pg: 1 of 3

Dec ID 20230801698828  
ST/Co Stamp 1-266-133-552 ST Tax \$305.00 CO Tax \$152.50  
City Stamp 0-435-333-680 City Tax \$3,202.50

PTS-1026662

THE GRANTOR, RAFAEL VILLEGAS, a married person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 UNITED STATES DOLLARS (\$10.00) and other valuable consideration in hand paid and receipt which is hereby acknowledged, CONVEYS and WARRANTS to

THE GRANTEE, GREGORIO SANTIAGO HERNANDEZ, a married, person,  
 fee simple absolute  
 tenants by the entirety  
 tenants in common  
 joint tenants with rights of survivorship

all interest of the grantees in the following described Real Estate situated in the City of Chicago, County of Cook, in the State of Illinois, to wit:

LOT 21 IN BLOCK 11 IN ELMORES MARQUETTE PARK ADDITION BEING A RESUBDIVISION OF PART OF BLOCKS 4, 6, 11, 12 AND 13 IN AVONDALE, AND ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO ALL: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvement not yet completed; general real estate taxes for the year 2023 and subsequent years.


This is non-homestead property.



Permanent Real Estate Index Numbers(s): 19-24-217-012-0000

Address of Real Estate: 6529 S. Fairfield Avenue, Chicago, Illinois 60629

Dated this 6<sup>th</sup> day of March, 2024.

RAFAEL VILLEGAS

| REAL ESTATE TRANSFER TAX   |          | 07-Mar-2024 |
|--|----------|-------------|
|  | CHICAGO: | 2,287.50    |
|  | CTA:     | 915.00      |
|  | TOTAL:   | 3,202.50 *  |
| 19-24-217-012-0000   20230801698828   0-435-333-680                                  |          |             |
| * Total does not include any applicable penalty or interest due.                     |          |             |

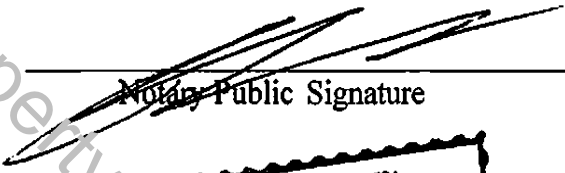
| REAL ESTATE TRANSFER TAX  |           | 07-Mar-2024 |
|---|-----------|-------------|
|    | COUNTY:   | 152.50      |
|  | ILLINOIS: | 305.00      |
|   | TOTAL:    | 457.50      |
| 19-24-217-012-0000   20230801698828   1-266-133-552                                   |           |             |

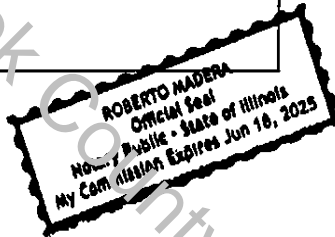
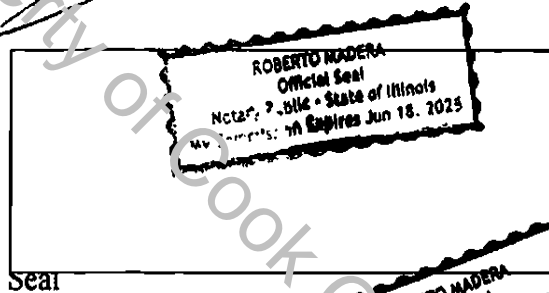
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STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that, **RAFAEL D. VILLEGAS**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal, this 6<sup>th</sup> day of March, 2024.

  
\_\_\_\_\_  
Notary Public Signature



This instrument was prepared by:  
Mr. Roberto Madera  
R Madera Law Offices, PC  
Attorney for Seller  
5609 South Pulaski Road  
Chicago, Illinois 60629

Mail Document To:  
Gregorio Santiago Hernandez  
6529 S. Fairfield Avenue  
Chicago, IL 60629

Send Real Estate Tax Bills To:  
Gregorio Santiago Hernandez  
6529 S. Fairfield Avenue  
Chicago, Illinois 60629

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**19-24-217-012-0000**

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Property of Cook County Clerk's Office