

UNOFFICIAL COPY

05-1026783 10/3

PREPARED BY:

Nery & Richardson LLC
4258 West 63rd Street
Chicago, Illinois 60629

Land Title Station
1000 Iniquis Ave., Ste 100
Berwyn, IL 60402

Doc#: 2407314328 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/13/2024 11:35 AM Pg: 1 of 3

Dec ID 20240201642956

ST/Co Stamp 2-027-670-064 ST Tax \$335.00 CO Tax \$167.50

MAIL TAX BILL TO:

Miguel Garcia
1247 Kenilworth Ave
Berwyn IL 60402

MAIL RECORDED DEED TO:

Miguel Garcia
1247 Kenilworth Ave
Berwyn IL 60402

WARRANTY DEED

THE GRANTOR(S), Ida N. Santiago, a single woman, and not a party to a civil union, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Miguel Angel Garcia and Gabriela Martinez Esparza, not as tenants in common, but as ~~joint~~ tenants with rights of survivorship, whose address is 1801 S State Street Chicago IL 60604, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

by the Entirety

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1247 Kenilworth Avenue, Berwyn, IL 60402
PIN(s): 16-19-106-027-0000

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.

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

TO HAVE AND TO HOLD said premises forever.

Dated this 27th Day of February 20 24

Ida N. Santiago

REAL ESTATE TRANSFER TAX		06-Mar-2024
	COUNTY:	167.50
	ILLINOIS:	335.00
	TOTAL:	502.50
16-19-106-027-0000	20240201642956	2-027-670-064

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ida N. Santiago, personally known to me to be the same person(s) whose name(s) is/are 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.

THE CITY OF REAL ESTATE
BERWYN, IL TRANSFER TAX
OK 3.5.2024 \$3350.00
COLLECTION DEPARTMENT

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Warranty Deed - *Continued*

Given under my hand and notarial seal, this 27th Day of February 20 24

[Signature]

 Notary Public
 My commission expires: 6/19/2025

OFFICIAL SEAL
 JOSEPH F NERY
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 6/19/2025

Property of Cook County Clerk's Office

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16-19-106-027-0000

LOT 30 IN BLOCK 10 IN S.E. GROSS OAK PARK SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 7,10,11, AND 25 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

Mail To:
LAKELAND TITLE SERVICES
1303 Le Louis Ave. Ste 100
Naperville, IL 60563

Property of Cook County Clerk's Office