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KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/13/2024 1:49 PM Pg: 1 of 4

WARRANTY DEED Individual

Dec ID 20240201640731 ST/Co Stamp 0-089-311-792 ST Tax S270.00 CO Tax S135.00

THE GRANTOR(S), **MICHAEL** LUIS IRIZARRY, DIVORCED NOT SINCE REMARRIED, AND ALHELI HERRERA (NKA ALHELI M. IRIZARRY), DIVORCED AND NOT SINCE REMARRIZD of 3111 Grove Ave. Berwyn, IL 60402, for and in consideration of ten and 00/100 Dollars, and other good and valuable consideration, the receipt sufficiency of which is hereby acknowledged, CONVEX(S) and WARRANT(S) to ENRIQUE HERRERA ON Unmallied person RICARDO & HERRERA

a married Derson

AND MARIA CONTRERASHELLE

a married person

of Bernyn, Illinois the following described Real Estate situated in the County of Cook, State of Illinois, to Wit:

LEGAL DESCRIPTION: See attached Exhibit A

COMMONLY KNOWN AS: 3111 Grove Ave, Berwyn, IL 60402

PINS: 16-31-107-006-0000

The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the le mestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions, and restrictions of record, public utility easements, acts done or suffered through Buyer, all special governmental taxes or assessments confirmed au unconfirmed, and general real estate taxes not yet due and payable at the time of closing.

DATED this 23 day of 6

4890-0148-1384, v. 1

24162789

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Warranty Deed Page 2

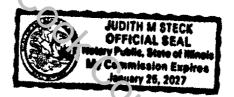
OFFICO

STATE OF <u>| Lunois</u>) SS COUNTY OF <u>Dupage</u>)

the undersigned, a Notary Public in and for said County and State, do hereby certify that MICHAEL LUIS IRIZARRY, 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.

WITNESS my land and official seal this 23rd day of Febrary 2024.

NO ARY PUBLIC



| COUNTY: 135.FX | U6-M-XT-2U2/ | COUNTY: 135.FX | ELLNOIS: 270.60 | TOTAL: 405.00 | 16-31-107-006-0000 | 20240201640731 | 0-089-311-792

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	Page
aful-M. Myory (SEAL)	Warranty Deed
ALHELI HERRERA U	
NKA ALHELI M. IRIZARRY	
STATE OF (LLINOIS	
COUNTY OF Dulage) SS	
I Judoh M Steck the undersi	gned, a Notary Public in and for said County and
State, do bereby certify that ALHELI HERRI known to me to be the same person(s) whose nam	EKA NKA ALHELI M. IRIZARRY, nersonalis
appeared before the this day in person, and ack	mowledged that he/she/they signed, sealed and
delivered the said instrument as his/her/their from therein set forth.	ee and voluntary act, for the uses and purposes
	<u></u>
WITNESS my hand and official seal this <u>43</u>	day of <u>Fe buary</u> , 2024.
O. HIN Styl	
NOTARY PUBLIC	JUDITH M STECK
INCLART PUBLIC	OFFICIAL SEAL Notary Public, State of Illinois
Q	My Commission Expires January 25, 2027
•	U _b
Prepared by: K.P. Mitrick, Howard & Howard PLI	LC, 200 S. Michigan, Ste. 1100, Chicago, IL
MAIL TO:	SEND SUB EQUENT TAX BILLS TO:
Maria Contreros	Morie Contreros
Maria Contreros 3111 Grove	3111 Grove
Berugn 1c 60402	Berwyn 1 60402
Recorder's Office Box No	
recorder a Office DOX IAO.	

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Exhibit A LEGAL DESCRIPTION

LOT 58 AND THE NORTH HALF OF LOT 57 IN BLOCK 3 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as: 3111 Grove Ave Berwyn, II. 6)402 POG-0000
COOK COUNTY CLORES OFFICE

PIN#: 16-31-107-006-0000