

UNOFFICIAL COPY

Doc#: 2407428219 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/14/2024 12:42 PM Pg: 1 of 3

Dec ID 20240301646555
ST/Co Stamp 0-005-200-432 ST Tax \$500.00 CO Tax \$250.00

WARRANTY DEED ILLINOIS STATUTORY LN24028509 1 of 2

(The Above Space for Recorder's Use Only)

THE GRANTOR **Christian Carrera**, a single man, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Brian R. Patzan and Susan Estrada, husband and wife, of 3790 W. Pippin St., Chicago, IL 60652, as tenants by the entirety as between them, and Natalie Patzan, a single person, of 3790 W. Pippin St., Chicago, IL 60652 as tenants in common with Brian R. Patzan and Susan Estrada, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-21-422-035-0000

Property Address: 1928 48th Court, Cicero, IL 60804

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

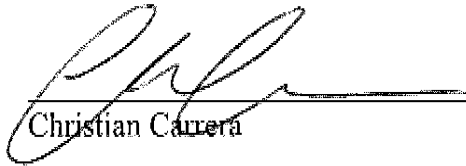
This is not Homestead property.

REAL ESTATE TRANSFER TAX		13-Mar-2024
	COUNTY:	250.00
	ILLINOIS:	500.00
	TOTAL:	750.00
16-21-422-035-0000		20240301646555 0-005-200-432

Town of Cicero	Address: 1928 S 48th St Date: 3/14/2024 Stamp #: 2624-10285 By: [Signature]	Real Estate Transfer Tax \$5,000.00 Payment Type: [] Compliance #: 2024-041165-021
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Dated this 4th day of March, 2024.

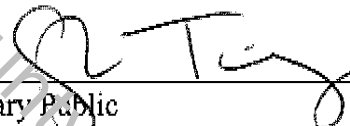

Christian Carrera

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christian Carrera personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 4th day of March, 2024.




Notary Public

THIS INSTRUMENT PREPARED BY
Brian Tierney
Attorney at Law
6348 S Central Ave
Chicago, IL 60638

MAIL TO:

Brian R Patzan
3790 W. Pippin St.
Chicago IL 60652

SEND SUBSEQUENT TAX BILLS TO:

Brian R. Patzan
3790 W. Pippin St
Chicago IL 60652

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LN24028509

Exhibit A

LOT 15 IN BLOCK 2 IN ELAINES SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR STREETS) IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-21-422-035-0000

For Informational Purposes only: 1928 South 48th Court, Cicero, IL 60804

Property of Cook County Clerk's Office