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Doc#: 2408714161 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 10:06 AM Pg: 1 of 3

Dec ID 20240301654528

ST/Co Stamp 0-769-730-096 ST Tax \$205.00 CO Tax \$102.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Eric Espada and Mike J. Martinez

(The Above Space for Recorder's Use Only)

THE GRANTORS Eric Espada, an unmarried man, and Mike J. Martinez, an unmarried man, of 419 N. 1st Ave Maywood IL 60153, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Tamara Ramirez, a single woman, of 8028 West Addison Street, Apt 2, Chicago, IL 60634, in fee simple forever, 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): 15-11-203-002-0000

Property Address: 419 North 1st Avenue, Maywood, IL 60153

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

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.

Dated this 26 day of February, 2024.

Eric Espada
Eric Espada

Mike J. Martinez
Mike J. Martinez

Real Estate Transfer Tax Paid

820-00

Tamara Ramirez
VILLAGE OF MAYWOOD

3/25/2024

C.T.I./N

2465A 26714LP

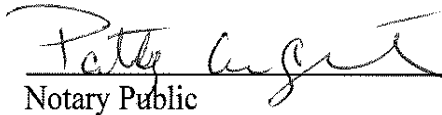
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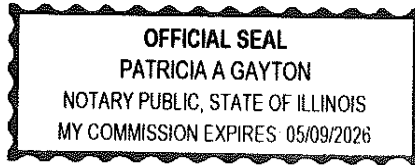
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eric Espada and Mike J. Martinez personally known to me to be the same persons whose names are 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 26 day of February, 2024.



Notary Public





THIS INSTRUMENT PREPARED BY
A. Valerie Acosta
Acosta Law Offices, P.C.
2401 S. Oakley Ave.
Chicago, IL 60608

MAIL TO:

Iversen Law Inc
119 South Emerson Street, #262
Mount Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:

Tamara Ramirez
419 North 1st Avenue
Maywood, IL 60153

REAL ESTATE TRANSFER TAX		22-Mar-2024
	COUNTY:	102.50
	ILLINOIS:	205.00
	TOTAL:	307.50
15-11-203-002-0000 20240301654528 0-769-730-096		

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EXHIBIT A LEGAL DESCRIPTION

LOT 1 IN ESCH AND SPRAGUE'S SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 2 IN S. S. MILLARS ADDITION TO MAYWOOD BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF LAKE STREET AND WEST OF DES PLAINES RIVER IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office