

UNOFFICIAL COPY

67-1027370 10/2
WARRANTY DEED

**Joint Tenancy
(Illinois)**

Mail to:

Reynold Menendez and Olga Urquizo
5644 Crestwood Road
Matteson, IL 60443

Name & address of taxpayer:

Reynold Menendez and Olga Urquizo
5644 Crestwood Road
Matteson, IL 60443

Doc#: 2409214154 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/1/2024 9:56 AM Pg: 1 of 3

Dec ID 20240301654950

ST/Co Stamp 0-356-521-520 ST Tax \$238.00 CO Tax \$119.00

THE GRANTOR, **Clanesthesia, LLC**, of Oak Lawn, Illinois a limited liability company, created and existing under and by the virtue of the law of the State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Members of said limited liability company.

has joint Tenants & Not Tenants in common

CONVEY AND WARRANT to Reynold Menendez, unmarried, and Olga Urquizo, unmarried, of 6565 Emerald Dunes Drive, West Palm Beach, FL 33411, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


LOT 183 IN WOODGATE GREEN UNIT NO 1 BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 TOWNSHIP 35 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1972 AS DOCUMENT 21974684 IN COOK COUNTY ILLINOIS.

NON-HOMESTEAD PROPERTY

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises NOT AS TENANTS IN COMMON NOR AS TENANTS BY THE ENTIRETY BUT IN JOINT TENANCY.

Permanent index number(s): 31-17-216-010-0000
Property address: 5644 Crestwood Road, Matteson, IL 60443
DATED this 18th day of March, 2024.



Vincent Pennavaria, Authorized Agent
Clanesthesia, LLC

REAL ESTATE TRANSFER TAX

26-Mar-2024

	COUNTY:	119.00
	ILLINOIS:	238.00
	TOTAL:	357.00

31-17-216-010-0000

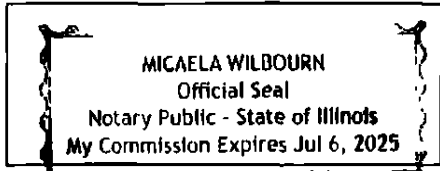
20240301654950 | 0-356-521-520

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WARRANTY DEED

Joint Tenancy (Illinois)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Vincent Pennavaria**, Authorized Agent of **Clanesthesia, LLC**



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 the person acknowledged it signed, sealed and delivered the instrument as its free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 19th day of MARCH, 2024.

Commission expires July 6, 2025

Micaela Wilbourn
Notary Public

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda L. Murzyn, Attorney at Law
1300 Iroquois Avenue, Suite 125
Naperville, IL 60563

Property of Cook County Clerk's Office

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Legal Description PIN: 31-17-216-010-0000

LOT 183 IN WOODGATE GREEN UNIT NO 1 BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 17 TOWNSHIP 35 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1972 AS DOCUMENT 21974684 IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office