

UNOFFICIAL COPY

JC-1028117 #1 of 2
WARRANTY DEED

AFTER RECORDING MAIL TO:
STEVEN RICHARD BIRCH
8241 Meadowood Ave.
Woodridge, IL 60517

MAIL REAL ESTATE TAX BILL TO:
STEVEN RICHARD BIRCH
2637 W. Luther St.
Chicago, IL 60648

THE GRANTOR: Jenaro Saucedo,
married, of 6113 S Sacramento Ave, Chicago,
IL 60629, unmarried, for, and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and
other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to STEVEN
RICHARD BIRCH, unmarried residing at 8241 Meadowood Ave, Woodridge, IL 60517 to
have and to hold the following described Real Estate, situated in the County of Cook, in the
State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2637 W. Luther St.
224 N. Pine Avenue, Chicago, IL 6064405
PIN: 16-25-219-009-0000

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


SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b)
Special Assessments confirmed after Contract date; (c) Building, building line and use or
occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e)
Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other
conduit.

THIS IS NOT HOMESTEAD PROPERTY AS TO SELLER OR HER SPOUSE.



Doc#: 2409223018 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/1/2024 10:05 AM Pg: 1 of 3

Dec ID 20240301659160
ST/Co Stamp 1-379-407-408 ST Tax \$406.00 CO Tax \$203.00
City Stamp 1-462-625-840 City Tax \$4,263.00

(Reserved for Recorders Use Only)

REAL ESTATE TRANSFER TAX		26-Mar-2024
	CHICAGO:	3,045.00
	CTA:	1,218.00
	TOTAL:	4,263.00 *
16-25-219-009-0000 20240301659160 1-462-625-840		

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		26-Mar-2024
	COUNTY:	203.00
	ILLINOIS:	406.00
	TOTAL:	609.00
16-25-219-009-0000 20240301659160 1-379-407-408		

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DATED this 22 day of March, 2024.

Jenaro Saucedo
Jenaro Saucedo

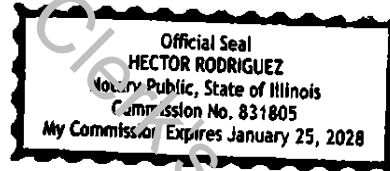
STATE OF ILLINOIS)
COUNTY OF DEWARB)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Jenaro Saucedo**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 official seal this 22 day of March, 2024.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:
Alexander A. Echevarria
Attorney at Law
830 North Blvd., Suite A
Oak Park, IL 60301



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16-25-219-009-0000

LOT 110 IN CYRUS H. MCCORMICK ESTATE SUBDIVISION OF BLOCK 11 IN S.J. WALKER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office