

# UNOFFICIAL COPY

**WARRANTY DEED  
INDIVIDUAL TO INDIVIDUAL**

Doc#: 2409520018 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/4/2024 9:09 AM Pg: 1 of 3

2433307

MAIL TO:

Dec ID 20240301661106  
ST/Co Stamp 0-799-602-224 ST Tax \$577.50 CO Tax \$288.75

Christopher Koczwar  
Law Office of Christopher Koczwar, P.C.  
5838 S. Archer Avenue  
Chicago, IL 60638

**PRAIRIE TITLE**  
6821 W. NORTH AVE.  
OAK PARK, IL 60458

The GRANTOR, LaloMary Prop. LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, and duly authorized to do business in the State of Illinois, of the Village of Riverside, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEE, Juan Velazquez, a married man, of 8337 S. 78<sup>th</sup> Court, Justice, IL 60458, the following described real estate situated in the County of Cook, State of Illinois to-wit:

LOT 3 IN SLABON'S RESUBDIVISION IN RIVERSIDE, BEING A RESUBDIVISION OF LOT 1103 (EXCEPT THE WESTERLY 50 FEET AND EXCEPT THAT PART TAKEN FOR STREET) IN BLOCK 24 IN RIVERSIDE THIRD DIVISION IN SECTION 25 AND 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SUBJECT TO: General real estate taxes which are not yet due and payable; conditions, covenants 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, and existing leases and tenancies.

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 forever.

**[SIGNATURE PAGE TO FOLLOW]**

**Compliance or Exemption Approved**  
**Village of Riverside**

BY: Anne Cysan  
Date: 22 March 2024

|   |   |                                |        |
|---|---|--------------------------------|--------|
| REAL ESTATE TRANSFER TAX  |   | 03-Apr-2024                    |        |
|  |  | COUNTY:                        | 288.75 |
|   |   | ILLINOIS:                      | 577.50 |
|   |   | TOTAL:                         | 866.25 |
| 15-25-415-035-0000  |   | 20240301661106   0-799-602-224 |        |

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DATED this 20<sup>th</sup> day of March, 2024.

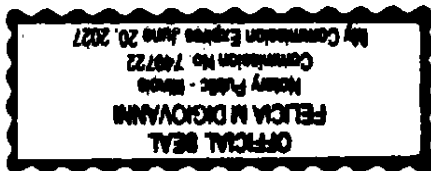
**LALOMARY PROP. LLC**

By: Eduardo Castaneda  
Eduardo Castaneda, Its Manager

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, FELICIA M. DIGIOVANNI, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eduardo Castaneda, personally known to me to be the Manager of LaloMary Prop. LLC, an Illinois Limited Liability Company, and 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 severally acknowledged that he signed and delivered the said instrument, pursuant to authority, given by the Operating Agreement of said LaloMary Prop. LLC as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 20<sup>th</sup> day of March, 2024.



[Signature] (SEAL)

**This document prepared by:**

Felicia M. DiGiovanni  
Spina McGuire & Okal, P.C.  
7610 Wst North Avenue  
Elmwood Park, IL 60707

**Send future tax bills to:**

Juan Velazquez  
8332 S. 78<sup>th</sup> Court  
Justice, IL 60458

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## LEGAL DESCRIPTION

LOT 3 IN SLABON'S RESUBDIVISION IN RIVERSIDE, BEING A RESUBDIVISION OF LOT 1103 (EXCEPT THE WESTERLY 50 FEET AND EXCEPT THAT PART TAKEN FOR STREET) IN BLOCK 24 IN RIVERSIDE THIRD DIVISION IN SECTIONS 25 AND 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3108 S. Harlem Avenue, Riverside, IL 60546

PERMANENT INDEX NUMBER: 15-25-415-035-0000

Property of Cook County Clerk's Office