

# UNOFFICIAL COPY

Doc#: 2410214005 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/11/2024 9:12 AM Pg: 1 of 2

Dec ID 20240401672155

ST/Co Stamp 0-360-435-248 ST Tax \$215.00 CO Tax \$107.50

City Stamp 1-804-152-368 City Tax \$2,257.50

## WARRANTY DEED

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 24163514  $\frac{1}{2}$

THIS INDENTURE WITNESSETH, that the Grantor(s), **Tito Martinez and Estela Martinez**, husband and wife, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO **Jose L. Martinez Villanueva and Felix Roman Torres**, a married couple, of 6929 S Rockwell St, Chicago, IL 60629, as joint tenants, the following described real estate, to-wit:


LOT 82 OF LURTON AND OTHERS' SUBDIVISION OF LOTS 2 AND 3 OF LURTON'S SUBDIVISION OF THAT PART NORTH OF ARCHER ROAD OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-01-106-029-0000

Address of Real Estate: 2942 W 40th St, Chicago, IL 60632

Subject to the following restrictions: a) all taxes and special assessments for the year 2024 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 1 Day of April, 2024

  
Tito Martinez

  
Estela Martinez

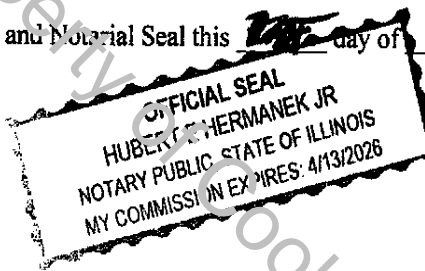
# UNOFFICIAL COPY

STATE OF IL )

COUNTY OF Cook ) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Tito Martinez and Estela Martinez, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 <sup>1ST</sup> ~~22nd~~ day of April, 2024.


 Notary Public

*Hubert E. Hermanek Jr.*



This Instrument was prepared by:  
Hubert E. Hermanek  
5838 S Archer Ave  
Chicago IL 60638

Future Tax Bills to:  
Jose I Martinez Villanueva  
2942 W 42nd St  
Chicago, IL 60632

After recording return document to:  
APARICIO LAW  
5838 S. Archer Ave  
Chicago, IL 60638

REAL ESTATE TRANSFER TAX		06-Apr-2024
	CHICAGO:	1,612.50
	CTA:	645.00
	TOTAL:	2,257.50 *

19-01-106-029-0000 | 20240401672155 | 1-804-152-368  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		06-Apr-2024
	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50

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