

UNOFFICIAL COPY

WARRANTY DEED Illinois Statutory

Doc#: 2411314161 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/22/2024 9:54 AM Pg: 1 of 3

Mail to:
Oscar Villarreal
6518 34th Street
Berwyn IL 60402

Dec ID 20240401677107
ST/Co Stamp 0-934-584-624 ST Tax \$325.00 CO Tax \$162.50

Name & Address of Taxpayer:
Oscar Villarreal
6518 34th Street
Berwyn IL 60402

RECORDER'S STAMP

The GRANTOR(S): **FRED MORENO AND CRISTINA MORENO**, husband and wife, of, 6518 34th Street, Berwyn, Illinois 60563, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), **OSCAR VILLARREAL**, of 2032 East 1st Street Berwyn IL 60402, following described land in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION



Subject to: General real estate taxes not due and payable at the 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 Real Estate.

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, as, forever.

Permanent Real Estate Index Number(s): 16-31-234-010-0000

Property Address: 6518 34TH STREET, BERWYN, ILLINOIS 60402

[SIGNATURE PAGE FOLLOWS]

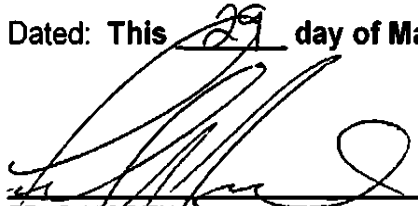
REAL ESTATE TRANSFER TAX		18-Apr-2024
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50

16-31-234-010-0000 | 20240401677107 | 0-934-584-624

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
Apr 15 2024 \$ 325.00
COLLECTION DEPARTMENT

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Dated: This 29 day of March, 2024



FRED MORENO



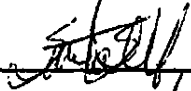
CRISTINA MORENO

STATE OF ILLINOIS }
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, FRED MORENO AND CRISTINA MORENO, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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 29th day of March, 2024.

WITNESS my hand and official seal.

Signature 

My Commission Expires: 1/28/2026



PREPARED BY:
JAMES P. ANTONOPOULOS, Esq.
Antonopoulos Law Group
5519 N. Cumberland Ave, #1009
Chicago, IL 60656

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16-31-234-010-0000

LOT 9 AND THE EAST 1/2 OF LOT 10 IN BLOCK 9 IN BALDWINS SUBDIVISION OF BLOCKS 3, 14, 19, 30, 31 AND 33 AND THOSE PARTS OF 32ND AND 35TH STREETS LYING BETWEEN BALDWIN AND HIAWATHA AVENUES IN LAVERGNE, BEING A SUBDIVISION OF ALL NORTHWEST 1/4 AND THAT PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 AND EAST 1/2 OF THE SOUTHWEST 1/4 LYING NORTH OF OGDEN AVENUE OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office