

UNOFFICIAL COPY

1 of 2
24-02-0414Z

Doc#: 2412320287 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/2/2024 2:40 PM Pg: 1 of 2

Dec ID 20240301665916
ST/Co Stamp 1-917-249-840 ST Tax \$291.00 CO Tax \$145.50

WARRANTY DEED

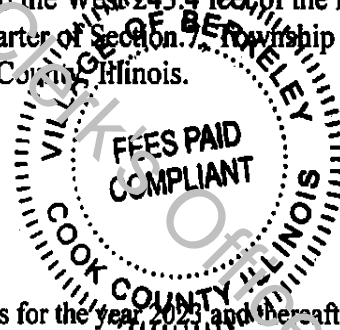
THIS INDENTURE WITNESSETH, that the Grantor(s), Estate of Le Roy T. Hoppe, a disabled person, of Berkeley, IL for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Bernardino Payan* and Gregoria Garcia, widower of Berkeley, of the following described real estate, to-wit: In Joint Tenancy

Lot 22 in Block 3 in Vendley's Berkeley Highlands Unit No. 1, being a Subdivision of the West 716.60 feet of the East 946.6 feet of the South 872.5 feet and also the West 243.4 feet of the East 1195 feet of the South 170 feet of the North West Fractional Quarter of Section 7, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 15-07-113-012-0000

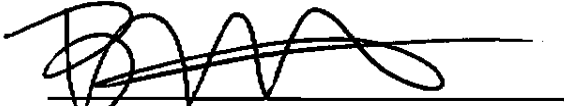
Address of Real Estate: 1500 Harding Avenue, Berkeley, IL 60163

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 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.



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Dated this 29th Day of March 2024



Beth A. Hoppe, Plenary Guardian of the Estate of Le Roy T. Hoppe, a disabled person

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Beth Hoppe, 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 they signed, sealed, and delivered the said instrument as 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.



This Instrument was prepared by:

Watkins Legal Group
915 Harger Road, Suite 300
Oak Brook, IL 60523



Future Tax Bills to:

Gregoria Garcia
1500 Harding Ave
Berkley, IL 601163

After recording return document to:

Matt Kelley
1535 W. Schaumburg Rd
Schaumburg, IL 60194