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Doc#: 2413102034 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/10/2024 9:57 AM Pg: 1 of 3

Dec ID 20240501698732

ST/Co Stamp 1-950-308-656 ST Tax \$243.00 CO Tax \$121.50

24GSC025185HH 1/2
WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Sonia Castillo and Veronica Heredia Yanez
3311 South 59th Avenue
Cicero, IL 60804

(The Above Space for Recorder's Use Only)

THE GRANTORS Sonia Castillo, divorced and not since remarried, and Veronica Heredia Yanez, divorced and not since remarried, of 3311 South 59th Avenue, Cicero, IL 60804 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Mario Aguilera () a married man, () a single man, of 4029 Gunderson Avenue, Berwyn, IL 60402, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-32-207-010-0000

Property Address: 3311 South 59th Avenue, Cicero, IL 60804

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 8th day of May, 2024.

SONIA CASTILLO
Sonia Castillo

Veronica Heredia Yanez
Veronica Heredia Yanez

Town of Cicero	Address: 3311 S 59TH AVE Date: 05/08/2024 Stamp #: 2024-10426 By: draminiz	Real Estate Trans \$2,330.00 Payment Type: ch Compliance #: 2024-47GQQKH
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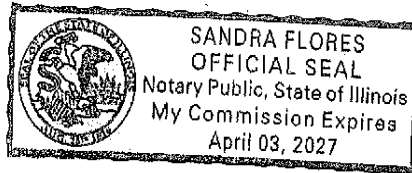
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sonia Castillo and Veronica Heredia Yanez personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 8th day of May, 2024.



Notary Public



THIS INSTRUMENT PREPARED BY
Vasilios S Sarikas
The Sarikas Law Group, LLC
111 W. Washington St Ste 1201
Chicago, IL 60602

MAIL TO:

Mario Aguilera
3311 S. 59th Ave
Cicero, IL 60804

SEND SUBSEQUENT TAX BILLS TO:

Mario Aguilera
3311 South 59th Avenue
Cicero, IL 60804

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**EXHIBIT A
LEGAL DESCRIPTION**

LOT 34 IN AUSTIN BOULEVARD MANOR, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF CHICAGO, MADISON AND NORTHERN RAILROAD, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office