

# UNOFFICIAL COPY

Greater Illinois Title Co.  
300 E. Roosevelt Road  
Wheaton, IL 60187

GIT File # 41080015G

Doc#: 2413527011 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/14/2024 9:21 AM Pg: 1 of 3

Doc ID 20240501693741  
ST/Co Stamp 0-794-515-760 ST Tax \$500.00 CO Tax \$250.00

## RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Warranty Deed  
RE: 2941 Becket Avenue, Westchester, IL 60154

# UNOFFICIAL COPY

410800156 (1/2)  
**GIT**

## WARRANTY DEED -

THIS INDENTURE WITNESSETH,  
that the Grantor(s):

**James T. Sassetti and Lisa M. Sassetti,**  
husband and wife, not as joint tenants or as  
tenants in common but as tenants by the entirety  
of County of DuPage, State of Illinois,  
for and in consideration of TEN AND  
NO/100ths DOLLARS (\$10.00), and  
other good and valuable consideration  
in hand paid, receipt of which is hereby  
acknowledged, and CONVEY(S) and  
WARRANT(S) UNTO:

**Ricardo Juarez and Ana Luisa Juarez,**  
a married couple as tenants by the entirety  
the following described real estate, to-wit:

**LOT 31 IN TAL-PAN DEVELOPMENT COMPANY SUBDIVISION UNIT NUMBER 2,  
BEING A SUBDIVISION OF PART OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF  
SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS**

P.I.N.: 15-29-327-009-0000

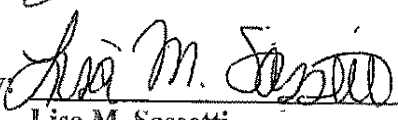
PROPERTY ADDRESS: 2941 Becket Avenue, Westchester, IL 60154

SUBJECT TO: Covenants, conditions, restrictions, and easements of record; general real estate taxes for the year 2024 and subsequent years.


situated in COOK County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 6 day of May, 2024.

By:  (SEAL)  
James T. Sassetti

By:  (SEAL)  
Lisa M. Sassetti

**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois

5/6/2024 

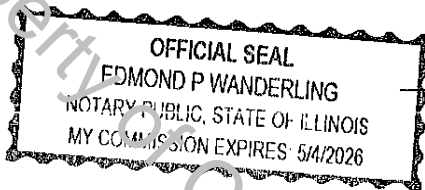
# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James T. Sassetti and Lisa M. Sassetti** personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a 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 official seal, this 6 day of May, 2024.



*[Signature]*  
 \_\_\_\_\_  
 Notary Public

This instrument was prepared by:

**Edmund P. Wanderling**  
 2505 S. Des Plaines Avenue  
 North Riverside, Illinois 60546

**MAIL THIS DOCUMENT TO:**

*Lofranc Law, LLC*  
 818 Hanson St, Ste. 210  
 Oak Park, IL 60304

**SEND SUBSEQUENT TAX BILLS TO:**

*Richard Alvarez and Ana Lusa Juarez*  
 2941 Meeker Avenue  
 Westchester, IL 60154

REAL ESTATE TRANSFER TAX		09-May-2024
COUNTY:		250.00
ILLINOIS:		500.00
TOTAL:		750.00

15-29-327-009-0000 | 20240501693741 | 0-794-515-760