

# UNOFFICIAL COPY



**WARRANTY DEED**  
**INDIVIDUAL TO INDIVIDUAL**

1/2  
we

STC 181847

Doc#: 2414502245 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/24/2024 1:05 PM Pg: 1 of 3

Dec ID 20240501608640  
ST/Co Stamp 0-082-941-232 ST Tax \$350.00 CO Tax \$175.00  
City Stamp 0-366-335-856 City Tax \$3,675.00

THE GRANTOR(S), Miguel Villafuerte JR., a divorced man, not since remarried and Maria G. Villafuerte a/k/a Maria Mendez, a divorced woman not since remarried, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to Beatriz Gonzalez Jazlyn Valeria Alvarado both single of, CHICAGO of the county of COOK of the State of ILLINOIS, as **TENANTS IN COMMON**, the following described Real Estate:

JOINT TENANTS WITH  
RIGHTS OF SURVIVORSHIP

See Exhibit "A" attached hereto and made a part hereof

COMMONLY KNOWN AS: 4645 S Spaulding Ave. Chicago IL 60632 ← Grantee address

PIN: 19-02-429-016-0000

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises as **TENANTS IN COMMON** forever.

SUBJECT TO: Covenants, conditions and restrictions of record, building lines, public and utility easements, if any; and general real estate taxes for 2024 and subsequent years.

DATED this 20<sup>th</sup> day of May, 2024.

(SEAL) Miguel Villafuerte Jr.

(SEAL) Maria G. Villafuerte  
a/k/a Maria Mendez

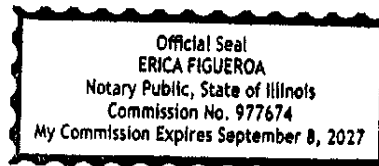
STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Maria Mendez 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.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024

NOTARY PUBLIC



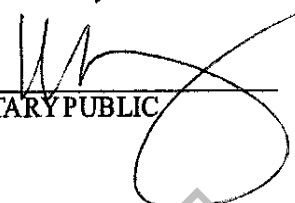
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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Miguel Villafruerte Jr., 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.

WITNESS my hand and official seal this 23 day of May, 2024.

  
NOTARY PUBLIC






PREPARED BY:  
Amanda Zapain  
1332 W. 18th Street  
Chicago, IL, 60608

MAIL TO:  
Beatriz Gonzalez  
4645 S SPAULDING  
CHICAGO IL 60632

SEND SUBSEQUENT TAX BILLS TO:  
Beatriz Gonzalez, Jazlyn Valeria Alvarado  
4645 S SPAULDING  
CHICAGO IL 60632

Recorder's Office Box No. \_\_\_\_\_

REAL ESTATE TRANSFER TAX		24-May-2024
	CHICAGO:	2,625.00
	CTA:	1,050.00
	TOTAL:	3,675.00 *
19-02-429-016-0000   20240501608640   0-365-335-856		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		24-May-2024
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
19-02-429-016-0000   20240501608640   0-082-541-232		

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## Exhibit A - Legal Description

Lot 66 in Bowles' Subdivision of Lot 9 in Mc Cafferey and Murphy's Subdivision of the East 1/2 of the Southeast 1/4 of Section 2, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office