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WARRANTY DEED
ILLINOIS STATUŢORY

LNOUS SOU (1553) THE GRANTOR (NAME AND ADDRESS)

Juan Cordova 4420 West 116th Place Chicago, IL 60803 Doc#. 2415214062 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/31/2024 9:16 AM Pg: 1 of 3

Dec ID 20240501603599

ST/Co Stamp 0-466-367-792 ST Tax \$375.00 CO Tax \$187.50

(The Above Space for Recorder's Use Only)

& a married man

THE GRANTOR Juan Cordova, , of 4420 West 116th Place, Chicago, IL 60803 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Ricardo Flores, , of , in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**A Married Man of 2540 S. T. & St. Chicago, IL 60623
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 24-08-206 011-0000

Property Address: 9525 Parkside Avenue, Oak Lawn, IL 60453

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 11 day of HAU 2024.

ATHIS IS NOT HOMESTEAD FOR JUAN CORDOVA

Village of Oak Lawi	Real Estate Transfe		Village F of Oak Lawn	Real Estate Trans	sfer Tax 06909		TE TRANSFER	COUNTY:	30-May-2024 187.50
Village of Oak Lawn	Real Estate Transfer \$1000	Tax 5877		·		24-08-20	6-011-0000	ILLINOIS: TOTAL: 20240501603599	375.00 562.50 0-466-367-792
Village of Oak Lawn	Real Estate Transfer \$100 04	Tax -573		,	Page 1 c	of 3			
Village of Oak Lawn	Real Estate Transfer	Tax					- · · · · ·		

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Juan Cordova

STATE OF ILLINOIS) SS, COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Juan Cordova personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, called and delivered in the instrument as his free and voluntary act, for the uses and purposet therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 11 day of 12024.

FELIX M GONZALEZ Official Seal Notary Public - State of Illinois My Commission Expires Jan **3**, 2025 Notary Public

30 CANA

THIS INSTRUMENT PREPARED BY

Felix Gonzalez Archer Law Group 6839 W. Archer Ave. Chicago, IL 60638

MAIL TO:

Law Offices of Carlos Aparicio 5838 S Archer Avenue Chicago, IL 60638 SEND SUBSECUENT TAX BILLS TO:

Ricardo Flores 9525 Parkside Avenue Oak Lawn, IL 60453 2415214062 Page: 3 of 3

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LN24028804

Exhibit A

LOT 11 IN BLOCK 1 IN FREDERICK H. BARRETT'S CENTRALWOOD, ALSO THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING, BEING A SUBDIVISION OF THE EAST HALF OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

PIN: 24-08-206-011-0000

8-2.

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Office For Informational Purposes only: 9525 Parkside Avenue, Oak Lawn, IL 60453