

UNOFFICIAL COPY

**WARRANTY DEED
Statutory (ILLINOIS)**

Doc#: 2415702126 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/5/2024 10:44 AM Pg: 1 of 3

Dec ID 20240601621044

ST/Co Stamp 1-942-228-272 ST Tax \$260.00 CO Tax \$130.00

City Stamp 1-387-394-352 City Tax \$2,730.00

THE GRANTOR(S), **DAVID DIEGO MORENO**, an **unmarried man** of 6425 S. Albany Ave, Chicago, IL 60629 for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration, in hand paid, **CONVEY(S) and WARRANT(S)** to

LIZBETH PEREZ, A single person &
JENNIFER PEREZ, A single person
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
of 6425 S. Albany Ave., Chicago, IL 60629

TO HAVE AND TO HOLD SAID PREMISES forever the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: Covenants, easements and restrictions of record and general taxes for 2023 and subsequent years.

Permanent Index Number: 19-24-110-008-0000

Commonly known as: 6425 S. Albany Ave., Chicago, IL 60629

Dated this 29th day of May, 2024.

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David Diego Moreno
DAVID DIEGO MORENO

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **DAVID DIEGO MORENO** 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/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, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 29th day of May, 2024.



Erin Kelly McMahon
Notary Public

This instrument was prepared by: Wesley Zaba
Zaba Law Group, PC
5117 Main Street, Suite C
Downers Grove, IL 60515

~~MAIL TO:

_____~~

Mail to and:
SEND SUBSEQUENT TAX BILLS TO:
Lizbeth Perez
Jennifer Perez
6425 S. Albany Ave
Chicago, IL 60629

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DOMA Title Insurance, Inc.

or (800) 374-8475



DOMA TITLE INSURANCE, INC.

COMMITMENT - Exhibit A

LOT 38 (EXCEPT THE SOUTH 8 FEET THEREOF) AND LOT 39 (EXCEPT THE NORTH 8 FEET THEREOF) IN BLOCK 7 IN EAST CHICAGO LAWN J.A. CAMPBELL'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6425 S. Albany Ave., Chicago, IL 60629

PIN: 19-24-110-008-0000

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Exhibit A - ALTA © Short Form Commitment for a Short Form Residential Loan Policy (12/01/2017)

Form: C.GU. 3004

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