

# UNOFFICIAL COPY

Saturn Title LLC  
2438001

lofz

Doc#: 2416314195 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/11/2024 10:13 AM Pg: 1 of 3

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Dec ID 20240601619809  
ST/Co Stamp 1-480-600-880 ST Tax \$385.00 CO Tax \$192.50

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), ~~Serafin Flores~~, An Unmarried Man of the Town of Cicero, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to ~~Bertha Calderon and Melissa A. Reyes~~, of 2103 S. 57th Ave., Cicero, IL 60804, NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

\* a married woman  
\*\* a single woman

See Attached Exhibit A


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

Subject, however, to the general taxes for the year of 2023 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above-described Property would show.

Permanent Index Number(s): 16-20-412-034-0000

Property Address: 1830 S. 58th Ave., Cicero, IL 60804

Dated: June 6, 2024.

  
Serafin Flores

W  
T  
A  
T



DATE: 06/05/2024  
Stamp #: 2024-10453  
By: [signature]

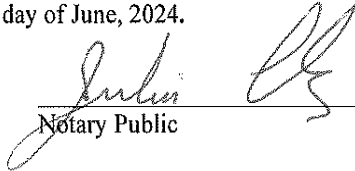
AS SHOWN  
Payment Type: Check  
Compliance #: 2024-602787C

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STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

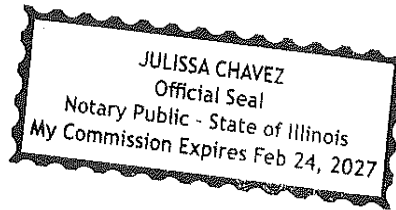
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Serafin Flores, An Unmarried Man** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 6<sup>th</sup> day of June, 2024.

  
\_\_\_\_\_  
Notary Public

My commission expires: 2. 24 - 2027

**THIS DOCUMENT PREPARED BY:**  
Robert A. Cheely  
6446 W. Cermak Rd  
Berwyn, IL 60402



**MAIL TAX BILL TO:**  
Malissa Reyes  
1830 S 59th Ave, Cicero IL 60804

**MAIL RECORDED DEED TO:**  
same address

Property of Cook County Clerk's Office

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## EXHIBIT A

**Legal Description: LOT 16 IN BLOCK 1 IN KIRCHMAN'S AUSTIN AVENUE AND 19TH STREET SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Index Number(s): 16-20-412-034-0000**

**Property Address: 1830 S. 58th Ave., Cicero, IL 60804**

Property of Cook County Clerk's Office