

# UNOFFICIAL COPY

**Warranty Deed  
(Individual to Individual)  
JOINT TENANCY**

Doc#: 2416324330 Fee: \$107.00  
CEDRIC, GILES  
COOK COUNTY CLERK'S OFFICE  
Date 6/11/2024 11:41 AM Pg: 1 of 2

Dec ID 20240601621558  
ST/Co Stamp 1-438-043-440 ST Tax \$186.00 CO Tax \$93.00

*Above Space for Recorder's Use Only*

THE GRANTOR(s) MAYRA MARTINEZ, married to Guillermo Guerrero\*, of the City of Oak Forest, County of Cook, State of Illinois for and in consideration in hand paid, CONVEY(s) and WARRANT(s) to MELISSA MARTINEZ and DEANNA AGUILERA, of Chicago Illinois, ~~owning as joint tenants~~ not as Tenants in Common but as Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: *(See Page 2 for legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

**SUBJECT TO:** GENERAL real estate taxes not yet due and payable; covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with Purchaser's use and enjoyment of the property. To hold Forever in Fee Simple. \*Not homestead property as too Guillermo Guerrero.

Permanent Real Estate Index Number(s): 25-30-133-033-0000.

Address(es) of Real Estate: 12221 Irving Avenue, Blue Island, Illinois 60406.

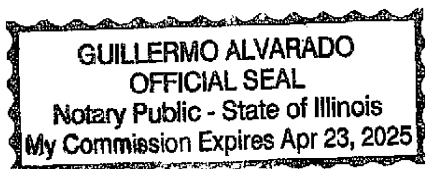
The date of this deed of conveyance is June 7, 2024

Mayra Martinez (Seal)  
MAYRA MARTINEZ

State of Illinois, County of DuPage, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, MAYRA MARTINEZ, are 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 releases and waiver of the right of homestead.

(Impress Seal Here)  
(My Commission Expires 4/23/2025)

Given under my hand and official seal



[Signature]  
Notary Public

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## LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 25-30-133-033-0000

Address(es) of Real Estate: 12221 Irving Avenue, Blue Island, Illinois 60406.

THE SOUTH 2.20 FEET OF THE WEST ½ OF LOT 12 AND THE WEST ½ OF LOT 13 (EXCEPT THE SOUTH 75 FEET) IN BLOCK 7 OF SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by:

Guillermo Alvarado, ESQ.  
The Law Offices of Guillermo Alvarado, Ltd.  
545 S. York Rd., Suite 100  
Bensenville Illinois 60106

### REAL ESTATE TRANSFER TAX

10-Jun-2024



COUNTY:	93.00
ILLINOIS:	186.00
TOTAL:	279.00

25-30-133-033-0000

20240601621558 | 1-438-C43-440

Send subsequent tax bills to:

Melissa MARTINEZ  
DEANNA Aguilera  
12221 IRVING AVE  
Blue Island, IL 60406

Recorder-mail recorded documents to:

Melissa MARTINEZ  
DEANNA Aguilera  
12221 IRVING AVE  
Blue Island, IL 60406