

UNOFFICIAL COPY

WARRANTY DEED

Tenancy by the Entirety (Illinois)

Doc#: 2416520459 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/13/2024 2:21 PM Pg: 1 of 3

Dec ID 20240501695706

ST/Co Stamp 0-815-306-032 ST Tax \$335.00 CO Tax \$167.50

Mail to:

Mail to: **Lakeland Title Services**
Dreyfus Law Group 1300 Iroquois Ave., Ste 100
2040 N. Harlem Avenue Naperville, IL 60563
Elmwood Park, IL 60707

Name & address of taxpayer:

Jonathan Arizmendi-Arzate and
Sarai Arizmendi
209 South Forest Avenue
Hillside, IL 60162

10/3
CLT-1028656

THE GRANTOR, Nav 14, LLC, of South Barrington, Illinois a limited liability company, created and existing under and by the virtue of the laws of the State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Members of said limited liability company.

CONVEY AND WARRANT to Jonathan Arizmendi-Arzate and Sarai Arizmendi, a married couple, of 1437 S Lombard Avenue, Cicero, Illinois 60804, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* As Tenants by the Entirety

LOT 45 IN BOEGER'S FIRST ADDITION TO HILLSIDE BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 158.55 FEET THEREOF), LYING BETWEEN THE RIGHT-OF-WAY OF CHICAGO MADISON AND NORTHERN RAILROAD COMPANY AND THE RIGHT-OF-WAY OF CHICAGO, CINCINNATI AND SOUTHERN RAILROAD COMPANY OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NON-HOMESTEAD PROPERTY

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises NOT AS JOINT TENANTS NOR AS TENANTS IN COMMON BUT IN TENANCY BY THE ENTIRETY.

Permanent index number(s): 15-17-406-012-0000
Property address: 209 South Forest Avenue, Hillside, IL 60162
DATED this 6th day of May, 2024.

VILLAGE OF HILLSIDE

\$ 2,512.50



5-15-24

722164

REAL ESTATE TRANSFER TAX

209 S Forest

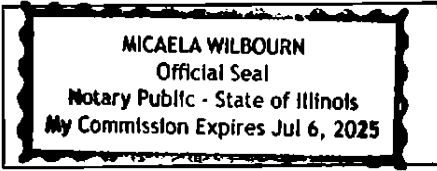

Michael Okoye, Authorized Agent
Nav 14, LLC

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WARRANTY DEED

Tenancy by the Entirety (Illinois)

State of Illinois, County of DePaul ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Okoye, Authorized Agent of Nav 14, LLC



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 the person acknowledged it signed, sealed and delivered the instrument as its free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 10 day of May, 2024.

Commission expires July 6, 2025

Micaela Wilbourn
Notary Public

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda L. Murzyn, Attorney at Law
1300 Iroquois Avenue, Suite 125
Naperville, IL 60563

REAL ESTATE TRANSFER TAX

24-May-2024



COUNTY:	167.50
ILLINOIS:	335.00
TOTAL:	502.50

15-17-406-012-0000

| 20240501695706 | 0-815-306-032

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15-17-406-012-0000

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Property of Cook County Clerk's Office