

# UNOFFICIAL COPY



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Doc# 2417024336 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/18/2024 11:58 AM

PAGE: 1 OF 3

## WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Cesar Martinez  
1607 Clarence Avenue  
Berwyn, Illinois 60402

(The Above Space for Recorder's Use Only)

THE GRANTORS Cesar Martinez, a unmarried man, of 1607 Clarence Avenue, Berwyn, Cook County, State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to *Grantee* Ronald A. Lam, of the City of Berwyn, County of Cook, State of Illinois, the following described real estate *1607 Clarence Ave.* situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-19-403-046-0000

Property Address: 1607 Clarence Avenue, Berwyn, Illinois 60402

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.

Grantee herein is prohibited from the conveying captioned property for any sales price for a period of 30 days from the date of short sale closing. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ 0.00 until 90 days from the date of the short sale closing. These restrictions shall run with the land and are not personal to the Grantee.

Dated this 29<sup>th</sup> day of April, 2024.

Cesar Martinez

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INT EK

THE CITY OF REAL ESTATE  
BERWYN, IL TRANSFER TAX  
\$3,400.00 VR 5/17/24  
COLLECTION DEPARTMENT

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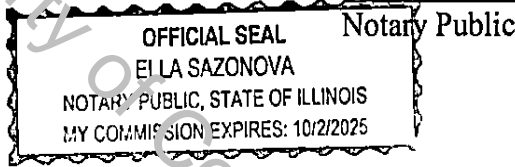
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Cesar Martinez personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as 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 29<sup>th</sup> day of April, 2024.

*Elle Sazonova*





THIS INSTRUMENT PREPARED BY  
 Bruce A Slivnick  
 Bruce A. Slivnick Attorney At Law  
 707 Lake Cook Rd #316  
 Deerfield, IL 60015

MAIL TO:

*Ronald Lam*  
*1607 Clarence Ave*  
*Berwyn IL 60402*

SEND SUBSEQUENT TAX BILLS TO:

*Ronald Lam*  
*1607 Clarence Ave*  
*Berwyn, IL 60402*

REAL ESTATE TRANSFER TAX		17-Jun-2024
	COUNTY:	170.00
	ILLINOIS:	340.00
	TOTAL:	510.00
16-19-403-046-0000	20240501606125   0-483-581-232	

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## EXHIBIT A LEGAL DESCRIPTION

THE NORTH 4.50 FEET OF LOT 15, ALL OF LOT 16 AND THE SOUTH 3.50 FEET OF LOT 17 IN WALLECK'S SUBDIVISION OF BLOCK 69 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 300 ACRES THEREOF) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office