

# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual**

Doc#: 2417218221 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/20/2024 11:54 AM Pg: 1 of 3

Dec ID 20240501616440

ST/Co Stamp 1-361-485-104 ST Tax \$307.00 CO Tax \$153.50

PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

243354!

THE GRANTOR(S), Anthony D. Robinson, a married man, of the Village of Berkeley, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Diana Guadalupe Moreno Villaron, an unmarried woman, having an address of 1520 N 34th Ave. Melrose Park, IL 60160, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

\* and Guadalupe Villaron, widowed, not since remarried, of Melrose Park, IL.

SEE ATTACHED FOR LEGAL DESCRIPTION

As Joint Tenants.



Permanent Real Estate Index Number: 15-08-104-013-0000 and 15-08-104-014-0000

Property Address: 1417 Wolf Road Berkeley, IL 60163

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: Convents, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not due and payable at the time of closing.

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

REAL ESTATE TRANSFER TAX		14-Jun-2024	
		COUNTY:	153.50
		ILLINOIS:	307.00
		TOTAL:	460.50

15-08-104-013-0000 | 20240501616440 | 1-361-485-104



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IN WITNESS WHEREOF, Grantor(s) signed and sealed this WARRANTY DEED

Dated: June 12, 2024

*Anthony D. Robinson*  
Anthony D. Robinson

*Yvonne Robinson*  
Yvonne Robinson, signing for purposes  
of waiving Homestead rights

STATE OF ILLINOIS )  
  )     SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anthony D. Robinson and Yvonne Robinson, 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 signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12<sup>th</sup> day of June, 2024

*Christopher L. Lufrano*  
Notary Public

My commission expires on 10/31/2024

This Document was prepared by Yolanda Lufrano Law, LLC  
818 Harrison Street, Ste. 210  
Oak Park, IL 60304



Send future tax bills to:  
Diana Guadalupe Moreno Villaron / Guadalupe Villaron  
1417 Wolf Road  
Berkeley, IL 60163

Upon recording return to:  
James D. Huls and Associates  
530 Rockland Rd  
Crystal Lake, IL 60014

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## LEGAL DESCRIPTION

LOTS 50 AND 51 IN J.W. MCCORMACK'S WESTMORELAND, A SUBDIVISION OF THE WEST 1/2 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-08-104-013-0000 and 15-08-104-014-0000

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Property of Cook County Clerk's Office