

UNOFFICIAL COPY

Doc#: 2417820088 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/26/2024 9:42 AM Pg: 1 of 2

Dec ID 20240601636879

ST/Co Stamp 0-534-348-592 ST Tax \$255.00 CO Tax \$127.50

City Stamp 0-802-784-048 City Tax \$2,677.50

AFTER RECORDING MAIL TO:

Nick Marinkovich
Dreyfus Law Group
2040 N. Harlem Avenue
Elmwood Park IL 60707

SEND SUBSEQUENT TAX BILLS TO:

Eric Diaz
Stephanie Gutierrez
2236 West 51st Street
Chicago, IL 60609

Above Space for Recorder's Use Only

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

WARRANTY DEED

(ILLINOIS)

2338136 H3KB

THE GRANTORS, MARIA SANCHEZ and ELVIS SANCHEZ, married to each other, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, CONVEY AND WARRANT to GRANTEE, ERIC DIAZ and STEPHANIE GUTIERREZ, husband and wife, of 1701 W 18th St Chicago IL 60609 AS TENANTS BY THE ENTIRETY, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

LOTS 67 AND 68 IN RAND'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A SUBDIVISION OF BLOCK 34 (EXCEPT 1 ACRE IN THE SOUTHWEST CORNER THEREOF) OF STONE AND WHITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 6 AND THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2236 WEST 51ST STREET, CHICAGO, IL 60609

PERMANENT INDEX NUMBER: 20-07-123-019-0000 & 20-07-123-020-0000

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.

UNOFFICIAL COPY

GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantors have signed and sealed this Warranty Deed this 10th day of June 2024.

GRANTOR

GRANTOR

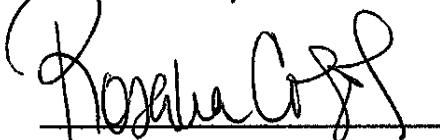

MARIA SANCHEZ


ELVIS SANCHEZ

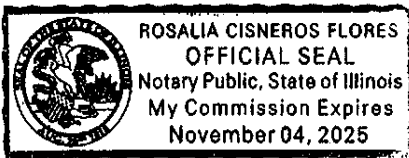
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, MARIA SANCHEZ and ELVIS SANCHEZ, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

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


NOTARY PUBLIC

Commission Expires: 11/04/2025



| REAL ESTATE TRANSFER TAX | 25-Jun-2024 |
|--------------------------|-------------------|
| CHICAGO: | 1,912.50 |
| CTA: | 765.00 |
| TOTAL: | 2,677.50 * |

20-07-123-019-0000 | 20240601636879 | 0-80-781-048
* Total does not include any applicable penalty or interest due.

This instrument was prepared by:

John Aylesworth, Esq.
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Chicago, Illinois 60602
(312) 726-1512
www.mhwasserman.com
info@mhwasserman.com

| REAL ESTATE TRANSFER TAX | 25-Jun-2024 |
|--------------------------|---------------|
| COUNTY: | 127.50 |
| ILLINOIS: | 255.00 |
| TOTAL: | 382.50 |

20-07-123-019-0000 | 20240601636879 | 0-534-348-592