

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2420527120 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/23/2024 2:52 PM Pg: 1 of 2

Dec ID 20240701659696

ST/Co Stamp 0-012-548-912 ST Tax \$410.00 CO Tax \$205.00

### MAIL TO:

Helen Lau and  
Song Fa Liang  
3449 Louis Street  
Franklin Park, IL 60131

### NAME & ADDRESS OF TAXPAYER:

Helen Lau and  
Song Fa Liang  
3449 Louis Street  
Franklin Park, IL 60131

The Grantors, SERGIO D. HERNANDEZ, married to YOSELIN YASURI NAH COLLI, of the Village of Franklin Park, and LISA M. HERNANDEZ, an unmarried woman, of the City of Prospect Heights, all in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey(s) and warrant(s) to the Grantees, HELEN LAU and SONG FA LIANG, a single woman and single man respectively, of 217 W. 23rd Pl., #3f, Chicago, IL 60616, as tenants in common, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 51 (EXCEPT THE SOUTH 11 FEET THEREOF) AND ALL OF LOT 52 IN BLOCK 44 IN 3RD ADDITION TO FRANKLIN PARK, A SUBDIVISION IN SECTIONS 21 & 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No: 12-21-310-057-0000



Stamp processed pursuant to Section 7-108-A(2) of the Franklin Park Village Code governing review of documents.


Property Address: 3449 Louis Street, Franklin Park, IL 60131

Subject to real estate taxes for the year 2024 and thereafter, covenants, conditions and restrictions of record and building lines and easements; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if applicable.

DATED this 9<sup>th</sup> day of July, 2024.

  
SERGIO D. HERNANDEZ

  
LISA M. HERNANDEZ

  
YOSELIN YASURI NAH COLLI  
(for purposes of waiving homestead)

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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that SERGIO D. HERNANDEZ, YOSELIN YASURI NAH COLLI and LISA M. HERNANDEZ, all 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, including the release and waiver of the right of homestead, if applicable.

Given under my hand and notary seal, this 9<sup>th</sup> day of July, 2024.

*Angelica M. Felix*  
Notary Public

Prepared by:

Angelica M. Felix  
Garcia & DeCostanza, P.C.  
4501 N. Milwaukee Avenue  
Chicago, IL 60630



Property of Cook County Clerk's Office