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GIT (1/2)

WARRANTY DEED STATUTORY (ILLINOIS)

Doc#: 2422114543 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/8/2024 1:11 PM Pg: 1 of 10

Dec ID 20240701645785
ST/Co Stamp 1-961-539-376 ST Tax \$320.00 CO Tax \$160.00
City Stamp 1-424-668-464 City Tax \$3,360.00

MAIL TO:

Roberto M. Martinez
4115 West 26th Street
Chicago, Illinois 60623

NAME OF TAXPAYER:

Rosa A. Flores Escatel
14523 Karlov Avenue
Midlothian, Illinois 60445

THE GRANTORS Ygnacio Perez Mendez, a bachelor, Maria R. Moreno, a widower and not since remarried, Martha Villagomez, divorced and not since remarried, Guadalupe Beltran, married to Juan Manuel Beltran, Jesus M. Perez, married to Violeta Perez, Dagoberto Perez Mendez, married to Virginia Perez, Jaime Perez Mendez, divorced and not since remarried, Alejandro Perez Sr., divorced and not since remarried and Rodolfo Perez, divorced and not since remarried.

of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 DOLLARS, (\$10.00) and other good and valuable considerations in hand paid,

CONVEY and WARRANT to Rosa A. Flores Escatel, ~~Married~~ of 14523 Karlov Avenue Midlothian, Illinois 60445
a single woman

Legal Description:

- ✓ LOT 29 IN BLOCK 1 IN EULING AND JOHNSONS SUBDIVISION OF BLOCK 13 IN STONE AND WHITNEY'S SUBDIVISION OF SECTION 6 AND SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property of the Grantors or of their spouses.

Permanent Real Estate Index Number(s): 20-07-109-048-0000

Address(es) of Real Estate: 4756 South Damen Avenue, Chicago, Illinois 60609

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Permanent Real Estate Index Number(s): **20-07-109-048-0000**

Address(es) of Real Estate: **4756 South Damen Avenue, Chicago, Illinois 60609**

DATED THIS 8th DAY OF July, 2024

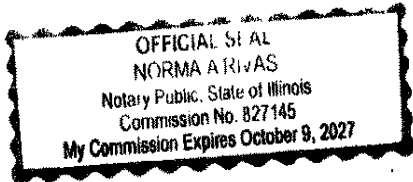
Ygnacio Perez
(SEAL) **Ygnacio Perez Mendez**



STATE OF ILLINOIS, COUNTY OF COOK, SS


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Ygnacio Perez Mendez** a bachelor, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 8th day of July, 2024

Norma A. Rivas
Notary Public



REAL ESTATE TRANSFER TAX		06-Aug-2024
	COUNTY:	180.00
	ILLINOIS:	320.00
	TOTAL:	480.00
20-07-109-048-0000 20240701645785 1-981-539-376		

REAL ESTATE TRANSFER TAX		06-Aug-2024
	CHICAGO:	2,400.00
	CTA:	960.00
	TOTAL:	3,360.00 *
20-07-109-048-0000 20240701645785 1-424-668-464		

* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

On this 8th day of July, 2024 Maria R. Moreno personally appeared before me and known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, in the County of Cook and state of Illinois aforesaid on the day and year first above written.



Notary Public
Norma A Rivas
My commission expires: 10/09/2027

Property of Cook County Clerk's Office

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DATED THIS 8th DAY OF JULY, 2024

Martha Villagomez
(SEAL) Martha Villagomez

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Martha Villagomez**, divorced and not since remarried, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 8th day of July, 2024

Norma A Rivas
Notary Public



Notary Public, State of Illinois
Cook County Clerk's Office

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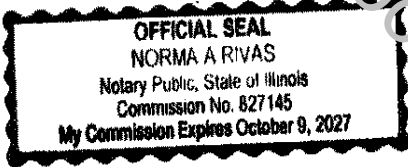
DATED THIS 8th DAY OF July, 2023

Guadalupe Beltran
(SEAL) **Guadalupe Beltran**

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Guadalupe Beltran**, married to Juan Manuel Beltran, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 8th day of July, 2023



Norma A. Rivas
Notary Public

Cook County Clerk's Office

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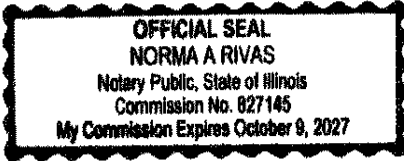
DATED THIS 8th DAY OF July, 2023

Jesus M. Perez
(SEAL) Jesus M. Perez

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jesus M. Perez**, married to Violeta Perez, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 8th day of July, 2023



Norma A. Rivas
Notary Public

County of Cook Clerk's Office

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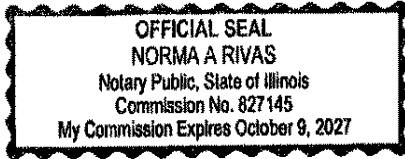
DATED THIS 8th DAY OF July, 2024

Dagoberto Perez Mendez
(SEAL) **Dagoberto Perez Mendez**

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Dagoberto Perez Mendez**, married to Virginia Perez, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 8th day of July, 2024




Norma A Rivas
Notary Public

Clerk of Cook County Clerk's Office

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DATED THIS 8th DAY OF July, 2023



(SEAL) **Jaime Perez Mendez**

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Jaime Perez Mendez** divorced and not since remarried, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 8th day of July, 2023




Notary Public

Clerk of Cook County Clerk's Office

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DATED THIS 18th DAY OF October, 2024

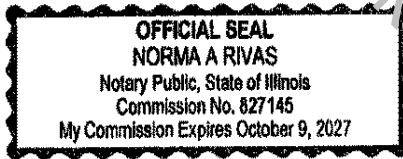


(SEAL) Alejandro Perez

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Alejandro Perez**, divorced and not since remarried, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 18th day of October, 2024





Notary Public

Clerk of Cook County Clerk's Office

UNOFFICIAL COPY

DATED THIS 8th DAY OF July, 2023

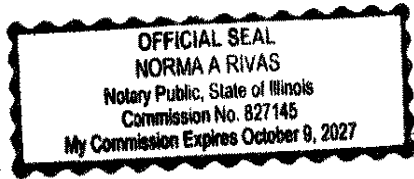
Rodolfo
(SEAL) **Rodolfo Perrez**

STATE OF ILLINOIS, COUNTY OF COOK, SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Rodolfo Perez**, divorced and not since remarried, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 8th day of July, 2023

Norma A Rivas
Notary Public



Preparer of Deed:
Robert Martinez
Attorney At Law
4115 West 26th Street
Chicago, Illinois 60623

Notary of Cook County Clerk's Office