

UNOFFICIAL COPY

1029502 1042

PREPARED BY:
Nery & Richardson LLC
4258 West 63rd Street
Chicago, Illinois 60629

Doc#: 2423325051 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/20/2024 12:42 PM Pg: 1 of 3

MAIL TAX BILL TO:

Frances J. Negron
3932 W. 59th Pl
Chicago, IL 60629

Dec ID 20240701657882
ST/Co Stamp 0-896-067-376 ST Tax \$325.00 CO Tax \$162.50
City Stamp 1-636-165-424 City Tax \$3,412.50

MAIL RECORDED DEED TO:

Frances J. Negron
3932 W. 59th Pl
Chicago, IL 60629

WARRANTY DEED

THE GRANTOR(S), Josefa Aguinaga N/K/A Josefa Valdez married to Dino M. John, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Frances Justine Negron, whose address is 3932 W. Oak Park Ave, Chicago, IL 60629, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION


Commonly known as: 3932 West 59th Place, Chicago, IL 60629
PIN(s): 19-14-300-034-0000

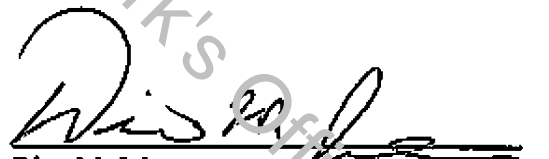
Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.

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

TO HAVE AND TO HOLD said premises forever.

Dated this 16th Day of July 2024


Josefa Aguinaga N/K/A Josefa Valdez


Dino M. John

STATE OF Illinois) SS.
COUNTY OF Cook)

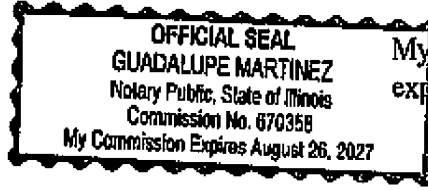
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Josefa Aguinaga N/K/A Josefa Valdez and Dino M. John, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Warranty Deed - Continued

UNOFFICIAL COPY

Given under my hand and notarial seal, this 16th Day of July 20 24



Notary Public



My commission expires:



08/26/27

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		30-Jul-2024
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *

19-14-300-034-0000 | 20240701657882 | 1-836-165-424

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

REAL ESTATE TRANSFER TAX		30-Jul-2024
	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50

19-14-300-034-0000 | 20240701657882 | 0-896-067-376

UNOFFICIAL COPY

19-14-300-034-0000

LOT 35 IN BLOCK 4 IN LEVI EBERHARTS SUBDIVISION OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office