

UNOFFICIAL COPY

Doc#: 2425324464 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 9/9/2024 1:45 PM Pg 1 of 3

Dec ID 20240701664626

ST/Co Stamp 0-044-949-296 ST Tax \$375.00 CO Tax \$187.50

WARRANTY DEED

Illinois Statutory

VICTORIA

Mail to: YOLANDA ROBLEDO

3726 HOME AVE
BERWYN, IL 60402

Name & Address of Taxpayer:

HTS-100000

RECORDER'S STAMP

The GRANTOR(S): JAIME A. GARCIA AND AURORA GARCIA, husband and wife, of 127 Sawyer Avenue La Grange, Illinois 60525, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), YOLANDA ROBLEDO VICTORIA AND ALONSO GARCIA, as joint tenants with the of 2730 Highland Ave, Berwyn, Illinois following described land in the County of Cook, State of Illinois; to wit:

right of servitude

SEE ATTACHED LEGAL DESCRIPTION

Subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever

Permanent Real Estate Index Number(s): 16-31-319-025-0000

Property Address: 3726 HOME AVENUE, BERWYN, ILLINOIS 60402

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX

23-Aug-2024



COUNTY: 187.50
ILLINOIS: 375.00
TOTAL: 562.50

16-31-319-025-0000

20240701664626 | 0-044-949-296

THE CITY OF BERWYN, IL
8-1-2024
REAL ESTATE TRANSFER TAX \$375.00
COLLECTION DEPARTMENT

HTG
wd 04/67

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Dated: This 29 day of July, 2024

Jaime Garcia
JAIME A. GARCIA

Aurora Garcia
AURORA GARCIA

STATE OF ILLINOIS)
COUNTY OF _____)

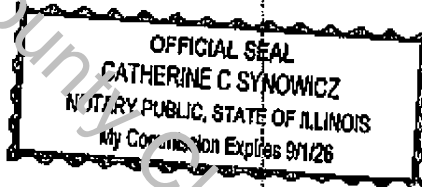
I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, JAIME A. GARCIA AND AURORA GARCIA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 29th day of July, 2024.

x WITNESS my hand and official seal.

Signature *Catherine C. Synowicz*

My Commission Expires: 09/01/2026



PREPARED BY:
JAMES P. ANTONOPOULOS
ATTORNEY AT LAW
5519 N. CUMBERLAND AVENUE, SUITE 1009
CHICAGO, ILLINOIS 60656

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PIN: 16-31-319-025-0000

LOT 4 EXCEPT THE NORTH 58.4 FEET AND THE SOUTH 30.4 FEET THEREOF, IN BLOCK 45 IN THE SUBDIVISION OF BLOCKS 45, 47, 48, 49, 50, 51 AND 52 IN THE CIRCUIT COURT PARTITION IN SECTION 31, TOWNSHIP 39 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office