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Doc# 1933041116 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/26/2019 03:19 PM PG: 1 OF 3

WARRANTY DEED ILLINOIS STATUTORY

(Individual to Individual)

(The Above Space for Recorder's Use Only)

THE GRANTCP. Larietha S. Strong, a married woman*, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Nancy Garcia, a Single Woman of 3536 W Evergreen Pyc., Chicago, IL 60651 all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 16-03-408-003-0000

St

Property Address: 4349 W. Thomas Ave., Chicago, IL 6065

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

EAL ESTATE TRANSFER TAX		26-Nov-2019
	CHICAGO:	1,586.25
	CTA:	634.50
	TOTAL:	2,220.75 *
16-03-408-003-0000	20191101652590	0-294-148-448

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

20191101652590 | 1-616-664-928

REAL ESTATE	TRANSFER TAX		26-Nov-2019
		COUNTY:	105.75
		ILLINOIS:	211.50
		TOTAL:	317.25

16-03-408-003-0000

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Dated this 27 day of Nonaby, 2019

Larietha S. Strong

(Seal)

Antione Latrell Davis *signing to waive homestead

STATE OF ILLINOIS) SS COUNTY OF COOK)

I, the undersigned. Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Larietha S. Strong and Antione Latrell Davis personally known to me to be the same peopl whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/sne signed, sealed and delivered in the instrument as his/her 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 Dated this

"OFFICIAL SEAL"
BOZENA PAIZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/13/2022

THIS INSTRUMENT PREPARED BY Law Office of Niko G. Marneris, P.C. 10661 S. Roberts Road, Suite 107 Palos Hills, IL 60465

MAIL TO:

The Law Office of Brian N. Tierney
6815 W. 63rd St., Ste. 4
-Chicago, IL 60638

Nancy Garcia
4349 W Thomas Ave
Chicago, IL 6065/

SEND SUBSEQUENT TAX 51LLS TO:

Vo rember

Nancy Garcia 4349 W. Thomas Ave. Chicago, IL 60651

1933041116 Page: 3 of 3

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EXHIBIT A LEGAL DESCRIPTION

THE WEST 15 FEET OF LOT 20 AND THE EAST 15 FEET OF LOT 21 IN FRANK J. WISNER'S HUMBOLDT PARK SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-03-408-003-0000

dress 4. Clark's Office Property Address: 4349 W. Thomas Ave., Chicago, IL 60651