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206NW9852114MC

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Karam Hans 3915 28 Ave NW Edmonton AB T6L 6G7 Doc#. 2016939125 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 06/17/2020 11:07 AM Pg: 1 of 3

Dec ID 20200401658078

ST/CO Stamp 1-905-466-592 ST Tax \$161.00 CO Tax \$80.50

City Stamp 0-569-847-008 City Tax: \$1,690.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Karam Hans, a widow, of 3915 28 Ave NW, Edmonton, AB T6L 6G7 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 Fidencio Gonzalez a martied many and Jame E Gonzalez, a martied woment of 7252-58 S. Claremont, Chicago, IL 60636, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* as tenants in common

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 20-30-108-048-0000

Property Address: 7200 S. Claremont, Chicago, IL 60636

SUBJECT TO: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; 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.

Dated this 13th day of 1001, 2020.

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Karam Hans

STATE OF ILLINOIS) SS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Karam Hans to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

 $\frac{\mathcal{L}}{\mathcal{D}'}$ day of $\frac{\mathcal{L}}{\mathcal{D}'}$, 2020.

DEVONA C HARRIS-GOODLOW Official Seal Notary Public - State of Itilnois My Commission Expires Dec 20, 2020

THIS INSTRUMENT PREPARED BY: Truskolaska Law, LLC 1580 N. Northwest Hwy, Suite 312A Park Ridge, IL 60068

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Unzueta Law Group, P.G. Fidencio Gonzalez 115 W. Main St. 72005. Claremont twe Bensenville, IL 60106 CM Cago IL 60636 Chicago, IL 60636

Fidencio Gonzalez 7200 S. Claremont

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LEGAL DESCRIPTION

Order No.: 20GNW985014PK

For APN/Parcel ID(s): 20-30-108-048-0000

THE NORTH 24 FEET OF LOT 1 IN BLOCK 5 IN DEWEY AND HOGGS SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PRINCIPA.

COOK COUNTY CLOTHES OFFICE