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WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2017507181 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/23/2020 09:23 AM Pg: 1 of 3

Dec ID 20200501673898
ST/CO Stamp 0-520-981-728 ST Tax \$273.50 CO Tax \$136.75

THE GRANTOR (NAME AND ADDRESS)

OSCAR GARCIA - a single man
8241 W. 80th Street
Justice, IL 60458

Property

- AS single man

(The Above Space for Recorder's Use Only)

THE GRANTOR OSCAR GARCIA, of 8241 W. 80th Street, Justice, IL 60458 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 LUZ M. GODINEZ* of Chicago, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* & EDGAR ARTEAGA, wife & husband

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 18-35-212-002-0000

Property Address: 8241 W. 80th Street, Justice, IL 60458

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 7th day of May, 2020.


OSCAR GARCIA

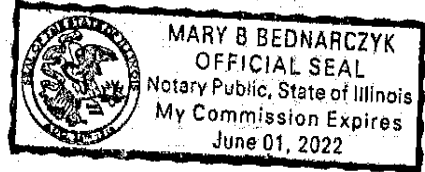
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT OSCAR 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 in the 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 12th day of May, 2020.

Mary B. Bednarczyk
Notary Public



THIS INSTRUMENT PREPARED BY
Law Office of Andrew Ligas
6417 West 63rd Street, Suite 200
Chicago, IL 60638

MAIL TO:

Dreyfus Law Group
2040 N. Harlem Ave
Elmwood Park, IL 60707

SEND SUBSEQUENT TAX BILLS TO:

LUZ M. GODINEZ
8241 W. 80th Street
Justice, IL 60458

REAL ESTATE TRANSFER TAX

12-May-2020



COUNTY: 136.75
ILLINOIS: 273.50
TOTAL: 410.25

18-35-212-002-0000 | 20200501673898 | 0-520-981-728

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EXHIBIT A

LEGAL DESCRIPTION

LOT 110 IN WESLY FIELDS, A SUBDIVISION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTH 10 RODS OF THE EAST 8 RODS THEREOF), IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTERED OF TITLES ON JANUARY 5, 1954 AS DOCUMENT NO. 1501533, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office