

# UNOFFICIAL COPY

Doc#: 2033835019 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/03/2020 09:54 AM Pg: 1 of 2

## WARRANTY DEED (STATUTORY ILLINOIS)

482784

### MAIL TO:

Roberto Montoya  
Sandra Arreguin  
4403 N. Keokuk Ave.  
Chicago, IL 60630

### NAME & ADDRESS OF TAXPAYER:

Roberto Montoya  
Sandra Arreguin  
4403 N. Keokuk Ave.  
Chicago, IL 60630

Dec ID 20201101652768  
ST/CO Stamp 1-332-423-648 ST Tax \$302.50 CO Tax \$151.25  
City Stamp 0-258-681-824 City Tax: \$3,176.25

Above Space for Recorder's use only

**GRANTOR(S), MICHAEL K. NICKEY, an unmarried man,** of 4417 N. Keokuk Avenue, Chicago, IL 60630, in the County of Cook and the State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid,

**CONVEY(S) and WARRANT(S) to the GRANTEE(S),**

**ROBERTO MONTOYA and SANDRA ARREGUIN, not as Tenants in Common,**

**but as JOINT TENANTS with rights of survivorship**

of 4403 N. Keokuk Ave., Chicago, Illinois 60630, in the County of Cook and the State of Illinois, the following described Real Estate situated in the County of **COOK**, in the State of **ILLINOIS**, to wit:

**LOT 24 IN BLOCK 16 IN IRVING PARK ADDITION, BEING A JOHN MILLER'S SUBDIVISION OF LOTS 2, 3, 4, 5, 6, 16, 17, 18, 19, AND 20 AND PARTS OF LOT 21 IN FITCH AND HECOX'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**P.I.N. 13-15-236-011-0000**

**PROPERTY ADDRESS: 4417 N. KEOKUK AVENUE, CHICAGO, ILLINOIS 60630**

SUBJECT TO: (1) General real estate taxes for 2020 and subsequent years. ~~(2) Covenants, conditions and restrictions of record.~~ 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 as JOINT TENANTS.**

**DATED: this 19TH day of OCTOBER, 2020.**

  
MICHAEL K. NICKEY

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**WARRANTY DEED**  
**4417 N. KEOKUK AVENUE, CHICAGO, IL 60630**  
**PAGE 2**

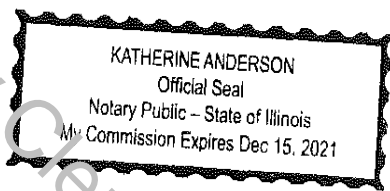
STATE OF ILLINOIS            }  
  }  
COUNTY OF COOK            }  
  }  
S.S.,                                    }

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO  
HEREBY CERTIFY that MICHAEL K. NICKEY, an unmarried man, 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.

Given under my hand and official seal, this 19 day of OCTOBER, 2020.

Commission expires December 15, 2021

Katherine Anderson  
NOTARY PUBLIC



This Instrument was prepared by: Stanley Joseph Czaja, Attorney at Law, 7521 N.  
Milwaukee Avenue, Niles, IL 60714

HERITAGE TITLE COMPANY FILE #: H82784