

# UNOFFICIAL COPY

CT

2023

196SA796584LP/10

## WARRANTY DEED

Doc# 2107417222 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/15/2021 02:17 PM Pg: 1 of 2

Dec ID 20200601606540  
ST/CO Stamp 0-057-452-000 ST Tax \$138.00 CO Tax \$69.00

THIS INSTRUMENT WAS PREPARED BY:



THE GRANTOR, JOEL CHAVEZ, A MARRIED MAN, of the City of Robbins, in the County of Cook, in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, hereby conveys and warrants to THE GRANTEE, JOSEPH M. PEARSON AND MARIAH C. DUNCAN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, of the City of Chicago, in the County of Cook, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

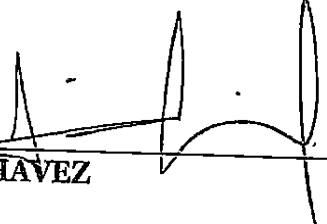
LOT 18 IN BLOCK 7 IN CANTERBURY GARDENS UNIT NO. 3, A RESUBDIVISION OF PART OF CANTERBURY GARDENS UNIT NO. 2, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**SUBJECT TO:** 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 yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois.

**PIN NUMBER:** 28-24-107-047-0000  
**ADDRESS:** 16204 Plymouth Drive, Markham, IL 60428

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 21 day of June, 2020.

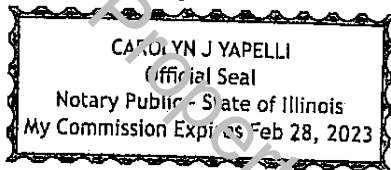
  
\_\_\_\_\_  
JOEL CHAVEZ (Seal)

# 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 JOEL CHAVEZ** personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a 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 26<sup>th</sup> day of June, 2020.



*[Signature]*  
\_\_\_\_\_  
Notary Public

**THIS INSTRUMENT WAS PREPARED BY:**



**REAL**  
LAW GROUP



**CITY OF MARKHAM**  
Water Stamp  
Date 07-02-2020  
\$ 50.00 5121

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Elmhurst, IL 60126

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Website: <https://www.reallawgroup.com>

**File #: 19GSA796584LP**

**MAIL TO:**

Joseph M. Pearson and Mariah C. Duncan  
16204 Plymouth Drive  
Markham, IL 60428

**SEND SUBSEQUENT TAX BILLS TO:**

Joseph M. Pearson and Mariah C. Duncan  
16204 Plymouth Drive  
Markham, Illinois 60428