

Doc# 2124641164 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/03/2021 12:39 PM Pg: 1 of 2

Dec ID 20210901663018
ST/CO Stamp 2-102-308-624 ST Tax \$195.00 CO Tax \$97.50
City Stamp 0-784-150-288 City Tax: \$2,047.50

**WARRANTY DEED
(ILLINOIS)
(Individual to Individual)**

THE GRANTOR(S),

married
Catherine E. Tanner and
Amir Turkashvand,
a married couple

of 2503 N. Oak Park Avenue, Chicago, IL 60707, County of Cook, State of Illinois for and in consideration of TEN and XX/100 (\$10.00) DOLLARS, and other valuable consideration, in hand paid, CONVEYS and WARRANTS to Adela Fonseca and Ramon Fonseca, a married couple and Mayra Fonseca, a single woman, as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 22 AND THE NORTH 5 FEET OF LOT 23 IN BLOCK 6 IN THE SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 1910 AS DOCUMENT 4666332, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PINs): 13-30-405-017-0000

Address(es) of Real Estate: 2503 N. Oak Park Avenue, Chicago, Illinois 60707

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.

SUBJECT TO: General taxes for the year 2020 and subsequent years, covenants, conditions and restrictions of record, public and utility easements, existing leases and tenancies, if any, and unconfirmed special government taxes or assessments.

DATED this 30th day of August, 2021

Catherine E. Tanner
Catherine E. Tanner

Amir Turkashvand
Amir Turkashvand

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Catherine E. Tanner and Amir Turkashvand, a married couple

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 30th day of August, 2021.

Jason Palermo
Notary Public

(SEAL)

My Commission expires: 9-8-2022



This instrument was prepared by:

Michael Castaldo, Jr.
Ottosen DiNolfo Hasenbalg & Castaldo, Ltd.
1804 N. Naper Boulevard, Suite 350
Naperville, Illinois 60563

Office (630) 682-0085
Fax (630) 682-0788

AFTER RECORDING, MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Adela Fonseca
(NAME)

(NAME)

2503 N. Oak Park Ave.
(ADDRESS)

→ Same
(ADDRESS)

Chicago, IL 60707
(CITY, STATE, AND ZIP)

(CITY, STATE AND ZIP)