

UNOFFICIAL COPY

Doc# 2125112069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2021 08:13 AM Pg: 1 of 2

WARRANTY DEED
Individuals to Individuals

410626696
1/2

Dec ID 20210601657606
ST/CO Stamp 0-273-175-312 ST Tax \$410.00 CO Tax \$205.00

GIT

The Grantors, **CHRISTOPHER GERON and HEATHER SCHWARTZ, AKA HEATHER GERON, husband and wife**, of the Village of Stickney, County of Cook and State of Illinois, for and in consideration of the sum of TEN DOLLARS, and other valuable considerations, the sufficiency of which is hereby acknowledged, do hereby CONVEY and WARRANT to:

unmarried man *unmarried woman*
MATTHEW LEDWON and STEPHANIE GARCIA, married to each other,
2318 W. WASHINGTON BLVD, CHICAGO, IL 60612

joint tenants
~~not~~ as Joint Tenants, ~~not~~ as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

LOT 64 AND LOT 65 (EXCEPT THE SOUTH 10 1/3 FEET THEREOF) IN J. H. CURTIS SUBDIVISION OF BLOCKS 2 AND 7 IN NICKERSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3921 CLARENCE AVENUE, STICKNEY, IL 60402

P.I.N.: 19-06-203-047-0000

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 not in tenancy in common, ~~not in joint tenancy~~ *not* in Tenancy by the Entirety, but as joint tenants

Subject To: Covenants, conditions and restrictions of record; building lines and easements; and real estate taxes for 2021 and subsequent years.

DATED this 7TH day of JUNE, 2021.



CHRISTOPHER GERON (SEAL)




HEATHER SCHWARTZ, AKA HEATHER GERON (SEAL)

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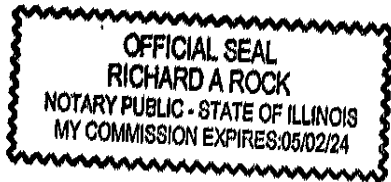
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **CHRISTOPHER GERON and HEATHER SCHWARTZ, AKA HEATHER GERON, husband and wife**, 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 7th day of JUNE, 2021.


Notary Public



VILLAGE OF STICKNEY
REAL ESTATE TRANSFER TAX
DATE 6-9-2021
AMOUNT PAID \$ 2050.00

THIS INSTRUMENT PREPARED BY:
RICHARD A. ROCK
10526 W. CERMAK ROAD, SUITE 114
WESTCHESTER, IL 60154

REAL ESTATE TRANSFER TAX		7-31-2021
	COUNTY:	605.00
	ILLINOIS:	410.00
	TOTAL:	615.00
19-06-203-047-0000		20210601657606 0-273-175-312

MAIL TO:

Xamplas Law
George C. Xamplas, Esq.
25 E. Washington Street, Suite 700
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Matthew Ledwon
Stephanie Garcia
3921 Clarence Avenue
Stickney, IL 60402