

UNOFFICIAL COPY

WARRANTY DEED
Illinois Statutory

Doc#: 2206739473 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/08/2022 02:34 PM Pg: 1 of 2

MAIL TAX BILL TO:

Carolina Ortega
5652 S. Parkside Ave.
Chicago, IL 60638

Dec ID 20220301641605
ST/CO Stamp 1-925-997-968 ST Tax \$305.00 CO Tax \$152.50
City Stamp 0-148-678-032 City Tax: \$3,202.50

MAIL RECORDED DEED TO:

DEAN Galanopoulos
340 W. Butterfield
Elmhurst IL 60126

Above Space for Recorder of Deeds

The Grantor, Zachary E. Duran, a partner in a civil union with Carrie Szabala, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S), AND WARRANT(S) to:

Carolina Ortega, a married woman, of 4109 W. Oakdale Ave., Chicago, IL, all title and interest in the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

LOT 18 IN FREDERICK H. BARTLETT'S RESUBDIVISION OF BLOCK 69 IN F. H. BARTLETT'S THIRD ADDITION TO GARFIELD RIDGE, BEING A SUBDIVISION OF ALL THAT PART OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF RIGHT OF WAY OF INDIANA HARBOR BELT RAILROAD (EXCEPT THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17) ALSO THAT PART OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING EAST OF SAID RIGHT OF WAY OF INDIANA HARBOR BELT RAILROAD, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate 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 as owner(s) in fee simple interest forever.

PERMANENT INDEX NUMBER(S): 19-17-214-022-0000

PROPERTY ADDRESS: 5652 S. Parkside Ave., Chicago, IL 60638

Dated this 1st day of March, 2022.

Carrie A. Szabala
Carrie Szabala
A WAIVER OF HOMESTEAD RIGHTS ONLY

Zachary E. Duran
Zachary E. Duran

22G06739473 RFB 1072

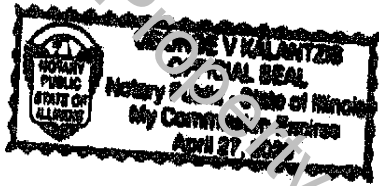
Chicago Title

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, DO HEREBY CERTIFY that **Zachary Duran and Carrie Szabala** 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.

GIVEN under my hand and seal this 1st day of March, 2022.



George V Kalantzis

Notary Public

Prepared By:
George Kalantzis
Kalantzis Law Firm
1861 Hicks Rd, Suite B
Rolling Meadows, IL 60008

PROPERTY of Cook County Clerk's Office