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# UNOFFICIAL COPY

**PREPARED BY:**

Robert V. Borla  
Borla, North & Associates, P.C.  
6912 S. Main Street, #200  
Downers Grove, IL 60516

Doc#. 2207320131 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/14/2022 07:23 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Ruth Mendez  
4245 W. 87th Street  
Hometown, IL 60456

Dec ID 20220201630477  
ST/CO Stamp 0-640-210-320 ST Tax \$173.00 CO Tax \$86.50

**MAIL RECORDED DEED TO:**

Borla, North & Associates, P.C.  
6912 S. Main Street, #200  
Downers Grove, IL 60516

## WARRANTY DEED Statutory (Illinois)

THE GRANTORS, Joshua Fabian, a single man and Megan Gipson, a single woman of the City of Hometown, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Ruth Mendez, of 3033 W. 41st Place, Chicago, Illinois 60632, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 834 (EXCEPT THE NORTH 15 FEET THEREOF) (324) IN J.E. MERRION AND CO'S HOMETOWN UNIT NUMBER 2, A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, LYING NORTH OF THE RIGHT-OF-WAY OF THE WABASH RAILROAD AND PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 1314818, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 24-03-211-021-0000

Property Address: 4245 W. 87th Street, Hometown, IL 60456

Subject, however, to the general taxes for the year of 2021 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

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Dated this 18 day of February, 2022

*Joshua Fabian*

Joshua Fabian

*Megan Gipson*

Megan Gipson

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Joshua Fabian and Megan Gipson, 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 notarial seal, this 18 day of February, 2022

*Alice Kathleen Barauski*

Notary Public

My commission expires: 2/23/25



Property of Cook County Clerk's Office