

UNOFFICIAL COPY

Doc# 2212207254 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/02/2022 02:26 PM Pg: 1 of 3

Dec ID 20220401682259

ST/CO Stamp 1-316-132-752 ST Tax \$550.00 CO Tax \$275.00

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**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Claudia Gonzalez, as Trustee of The Claudia Gonzalez Living Trust dated 1/23/2012
23021 Oakland Drive
Steger, IL 60475

(The Above Space for Recorder's Use Only)

THE GRANTOR Claudia Gonzalez, as Trustee of The Claudia Gonzalez Living Trust dated January 23, 2012 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Rayquin O. Coleman and Diamond N. Coleman, husband and wife, of 21541 Jeffrey, Sauk Village, IL 60411, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 32-34-401-035-0000

Property Address: 23021 Oakland Drive, Steger, IL 60475

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of 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 due and payable at the time of Closing; Terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs.

Dated this 12 day of APRIL, 2022.

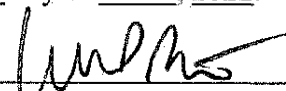
Claudia Gonzalez
Claudia Gonzalez, as Trustee of The Claudia Gonzalez Living Trust

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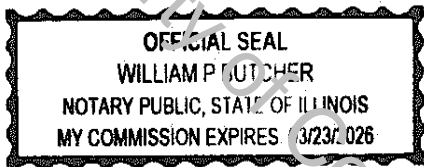
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Claudia Gonzalez, as Trustee of The Claudia Gonzalez Living Trust dated 1/23/2012 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 12 day of April, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
William P. Butcher
William P. Butcher
2044 Ridge Road
Homewood, IL 60430

MAIL TO:

Linnae Bryant
1136 Delano Court- B 201
Chicago, IL 60605

SEND SUBSEQUENT TAX BILLS TO:

Rayquin O. Coleman
23021 Oakland Drive
Steger, IL 60475

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EXHIBIT A LEGAL DESCRIPTION

LOT 1 IN VAHARA SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREOF THAT PART OF SAID LOT 1 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTHEASTERLY ON A STRAIGHT LINE TO A POINT ON THE EAST LINE OF LOT 1, SAID POINT BEING 22.75 SOUTH OF THE NORTHEAST CORNER OF SOUTH LOT 1, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office