

Doc#. 2216812162 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/17/2022 08:23 AM Pg: 1 of 3

Dec ID 20220601649242  
ST/CO Stamp 0-922-519-632 ST Tax \$75.00 CO Tax \$37.50  
City Stamp 1-398-900-816 City Tax: \$787.50

For Recorder's Use Only

THE GRANTOR(S), **ALEJANDRA GARCIA RAMIREZ**, INDEPENDENT EXECUTOR OF THE ESTATE OF **JOSE GARCIA, DECEASED**, by virtue of letters testamentary issued by the Circuit Court of Cook County, State of Illinois (Case No. **2021P008369**), and in exercise of the power of sale granted to him in and by said will and in pursuance of every other power and authority him enabling, and in consideration of the sum of **SEVENTY-FIVE THOUSAND DOLLARS 00/100 (\$75,000.00) DOLLARS**, receipt whereof is hereby acknowledged, does hereby quit claim and convey unto **Jose G. Cardona**, ~~651 N. Waller Ave~~ of Chicago, IL the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

**SEE ATTACHED EXHIBIT A**

SUBJECT TO: 2022 Real Estate Taxes not yet due or payable

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

Permanent Real Estate Index Number(s): ~~44-07-25-029-0000~~  
**16-08-214-638-0000**

Address(es) of Real Estate: **651 N. Waller Ave.  
Chicago, Illinois 60644**

IN WITNESS WHEREOF, the said INDEPENDENT EXECUTOR, as aforesaid has hereunto set his hand and seal this 8 day of June, 2022.

Dated this 8 day of June, 2022.

Alejandra Garcia Ramirez  
Alejandra Garcia Ramirez, Independent Executor of the Estate of Jose Garcia, deceased

**FIRST AMERICAN TITLE**  
FILE # AF1023594

UNOFFICIAL COPY

STATE OF IL, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alejandra Garcia Ramirez, personally known to me to be the same person(s) whose name(s) 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 8 day of June, 2022.



*Karina Garcia*  
Notary Public

Prepared by:  
Wilson & Wilson Estate Planning & Elder Law  
1023 W. 55th Street Suite 110  
LaGrange, IL 60525

Mail to:  
WEISS ORTIZ  
1011 East 31 Street  
LaGrange Park, IL 60526

Name and Address of Taxpayer:  
Jose G. Cardona  
651 N. Waller Ave.  
Chicago, IL 60644

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: THE SOUTH 32 FEET 9-3/4 INCHES OF THE NORTH 98 FEET 5-1/4 INCHES OF LOT 12 AND LOT 13 IN BLOCK 6 IN AUSTIN'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 16-08-214-038-0000 and 16-08-214-038-0000 (Vol. 548)

Property Address: 651 N Waller Ave, Chicago, Illinois 60644-1414

Property of Cook County Clerk's Office