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Doc#: 2227646012 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/03/2022 10:18 AM Pg: 1 of 3

Dec ID 20220901637989
ST/CO Stamp 0-951-520-848 ST Tax \$465.00 CO Tax \$232.50

2297W 731093WC 10f2
WARRANTY DEED

AFTER RECORDING MAIL TO:

**
RAUL GARCIA ORTEGA
4115 N. OKETO AVE
NORRIDGE, IL 60706
**SILVIA ARROYO-GARCIA

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

*
~~Raul Garcia and Silvia A. Garcia~~
4115 N. Oketo Ave.
NorrIDGE, IL 60706
RAUL GARCIA-ORTEGA
SILVIA ARROYO-GARCIA

THE GRANTORS: Michael Muller and Charlie Fletcher, husband and wife, of 4115 N. Oketo Ave., Norridge, IL 60706, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to ~~Raul Garcia and Silvia A. Garcia~~, husband and wife, of 5236 W. MELROSE ST. CHICAGO, IL, to have and to hold, as Tenants by the Entirety, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

*
RAUL GARCIA-ORTEGA AND SILVIA ARROYO-GARCIA,
SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 4115 N. Oketo Ave., Norridge, IL 60706
PIN: 12-13-409-013-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

NORRIDGE TRANSFER-PASSED

Cert. # 2022TS-1096

Issued By: KT Date: 9/21/22

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DATED this 13 day of September, 2022.

x [Signature]
Michael Muller

x [Signature]
Charlie Fletcher

STATE OF IL)
COUNTY OF DePage)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Michael Muller and Charlie Fletcher**, 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 individually acknowledged that they signed 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 13 day of September, 2022.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

The Katris Law Group
Attorney at Law
257 West Ave., Suite 206
Elmhurst, IL 60126



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CHICAGO TITLE
COMPANY

EXHIBIT "A"

Order No.: 22GNW731093WC

For APN/Parcel ID(s): 12-13-409-013-0000

LOT 148 IN VOLK BROTHERS SECOND ADDITION TO SHAW ESTATES SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1925, AS DOCUMENT NUMBER 8760260, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office