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Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2022 11:38 AM Pg: 1 of 3

Dec ID 20220901652508
ST/CO Stamp 0-030-346-832 ST Tax \$309.50 CO Tax \$154.75

WARRANTY DEED

AFTER RECORDING MAIL TO:

The Roberts Law Firm LLC
129 N. 1st St
DeKalb, IL 60115

MAIL REAL ESTATE TAX BILL TO:
GREGORY GARMON
10781 CANTERBURY ST
WESTCHESTER, IL 60154

(Reserved for Recorders Use Only)

THE GRANTOR: JAMES A. LA ROSA, A SINGLE PERSON of 10781 CANTERBURY ST, WESTCHESTER, IL 60154, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid to GREGORY GARMON, A SINGLE PERSON OF 854 MADISON ST #3W, OAK PARK, IL 60302 all interest in the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 10781 CANTERBURY ST, WESTCHESTER, IL 60154
PIN: 15-20-304-001-0000

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 bounding 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.

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

SA
9/29/22

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DATED this 20 day of Sept, 2022

James A. La Rosa
JAMES A. LA ROSA

STATE OF Ill)
COUNTY OF DeKalb)SS

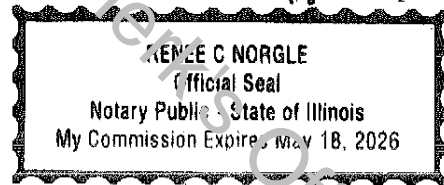
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JAMES A. LA ROSA, , personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he signed and delivered the said instrument as his 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 20 day of Sept, 2022.

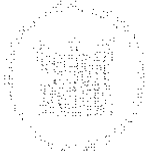
Kennec Norgle
Notary Public

NAME AND ADDRESS OF PREPARER:

John O'Leary
Law Office of John O'Leary, LLC
120 S. State St.
Suite 200
Chicago, IL 60603



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GSA229444NA

For APN/Parcel ID(s): 15-20-304-001

LOT 7 IN THE FIRST ADDITION TO WEST GLEN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO CERTAIN LOTS AND VACATED ALLEYS IN GEORGE F. NIXON AND COMPANY'S 22ND STREET ADDITION TO WESTCHESTER, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Public of Cook County Clerk's Office