

# UNOFFICIAL COPY

## WARRANTY DEED

Illinois Statutory

### AFTER RECORDING MAIL TO:

Law Offices of Morton J. Rubin  
3330 Dundee Rd., Ste. C4  
Northbrook, IL 60062

### SEND SUBSEQUENT TAX BILLS TO:

Brian Cruz  
3415 N. Tripp Ave.  
Chicago, IL 60641

Cook #98.  
#223107SFA



Doc# 2229222001 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/19/2022 09:32 AM PG: 1 OF 2

Above space for Recorder's use only

THE GRANTOR; *Jesse B. Waghin, married to Kate Goshorn*, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEYS and WARRANTS to *Brian Cruz, single*, of 2457 W. Cortez St., #3F, Chicago, IL 60622, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

LOT 79 IN HAENTZE AND WHEELER'S HIGH SCHOOL ADDITION TO IRVING PARK, IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-22-412-021-0000

Address of Real Estate: 3415 N. Tripp Ave., Chicago, IL 60641

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: General real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

SIGNATURE & NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

### This instrument was prepared by:

Ashen Law Group  
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Chicago, IL 60661  
(312) 655-0800

