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

Code 98
1122 3 (075FA



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 HICH 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 606-42

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 217 N. Jefferson St., Suite 601 Chicago, IL 60661 (312) 655-0800

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WARRANTY DEED SIGNATURE PAGE 1 OF 1

IMPRESS NOTARY SEAL HERE

Dated this 13 day of October, 2022	Kuthadon
Jesse B. Woghin	Kate Goshorn, for the sole purpose of waiving Right of Homestead
STATE OF ILLINOIS)) SS.:	
COUNTY OF COOK)	
DO HEREBY CERTIFY that Je se B. Woghin and Ka whose names are subscribed to the foregoing acknowledged that they signed, sealed and deliv uses and purposes therein set forth, including the exists.	, a Notary Public in and for said County, in the State aforesaid, te Goshorn, personally known to me to be the same persons instrument, appeared before me this day in person and ered the said instrument as a free and voluntary act, for the release and waiver of the right of homestead, if any such right
Given under my hand and official seal, this $\frac{1/3}{2}$ d	lay of October, 2022
My commission expires on MACCT 15, 2	2025
MA COUL	paramana p
NOTARY PUBLIC	CFFICIAL SEAL KCBF.RT GOMEZ NOTARY PUPLIC, STATE OF ILLINOIS MY COMMISSION F KPIRES: 3/15/2025

MY COMMISSION E APIRE S: 3/15/2025		
REAL ESTATE TRA	NSFER TAX	19-Oct-20/2
1 1 1 1 1 1 1 1 1 1	CHICAGO:	3,975.00
	CTA:	1,590.00
	TOTAL:	5,565.00 *
13,22 412 024 000	0 00004004	

13-22-412-021-0000 | 20221001667614 | 1-112-056-144

* Total does not include any applicable penalty or interest due.

