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Chicago Title (1063)

226ND182137WC/rtm

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

JS Remodeling Inc.
7920 S. Roberts Rd.
Bridgeview, IL 60455

Doc#: 2231841075 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2022 10:09 AM Pg: 1 of 2

Dec ID 20221101683858
ST/CO Stamp 2-027-723-088 ST Tax \$415.00 CO Tax \$207.50
City Stamp 1-543-674-192 City Tax: \$4,357.50

(The Above Space for Recorder's Use Only)

THE GRANTOR JS Remodeling Inc., a Corporation licensed to conduct business in Illinois, of the Village of Bridgeview, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Leslie Morales, a single person and Ivan Garcia, a single person, of 2721 W. 39th Place, Chicago, IL 60632, not in Tenancy in Common, but in Joint Tenancy*, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*with right of survivorship

LOT 39 IN BLOCK 2 IN A.T. MCINTOSH'S MARQUETTE PARK ADDITION, BEING A SUBDIVISION OF LOTS 1, 2, 3 AND 4 IN WILLIAM S. JOHNSTON ESTATE SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 19-25-202-027-0000
Property Address: 7118 S. Talman Ave., Chicago, IL 60629

PROPERTY NOT SUBJECT TO HOMESTEAD AS TO GRANTOR

SUBJECT TO: covenants, conditions and restrictions of record and building 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.

Dated this 3rd day of November, 2022.

JS Remodeling, Inc

By: Janusz Sikon
Janusz Sikon, Sole Director and Sole Shareholder

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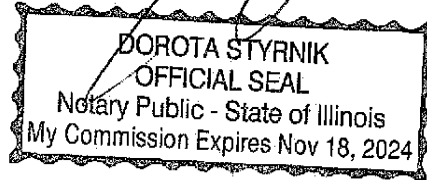
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JS Remodeling Inc. by Janusz Sikon its Sole Director and Sole Shareholder, 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 acknowledged that he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3rd day of November, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
Sebastian Kos
Sebastian Kos Law Office
119 S. Vine Street
Hinsdale, IL 60521

MAIL TO:

DREYFUS LAW GROUP
2040 N. Harlem Ave
ELMWOOD PARK IL
60707

SEND SUBSEQUENT TAX BILLS TO:

Leslie Morales and IVAN GARCIA
7118 S Talman Avenue
Chicago IL 60629