9 1/3

WARRANTY DEED

THE GRANTOR, Miguel Niño, married to Evelia Diaz Galvan, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid

CONVEY and WARRANT to GRANTEES,

Leticia Genzalez, an unmarried woman, of the City of Chicago, County of Cook, and State of Illinois, and Emilio Padilla, an unmarried man on the City of Chicago, County of Cook, and State of Illinois, as joint tenants with rights of survivorship the following described real estate situated in the County of Cook, in the State of Illinois to wit:

Doc# 2233945032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/05/2022 12:13 PM PG: 1 OF 3

LOT 4 IN BLOCK 27 IN IRONWORKERS ADDITIONAL TO SOUTH CHICAGO A SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF FRACTIONAL SECTION 8, TOWNSHIP 37 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Subject to covenants, conditions, restrictions of record, building lines and taxes not yet due and payable but hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Tax I.D. No. 26-08-322-024-0000

Common Address of Real Estate: 10408 S. Avenue J, Chicago, Illinois

Date: 21st day of November, 2022

IN WITNESS WHEOREOF, the said Grantor have hereunto caused this instrument to be signed on the day and year first written above.

MIGUEL NIÑO, a married man

EVELIA DIAZ GALVAN, a married woman

This document is executed by solely for the purpose of expressly waiving off Homestead Rights and any marital rights to the property as may be created under the laws of the State of fillings.

2233945032 Page: 2 of 3

UNOFFICIAL COPY

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that MIGUEL NIÑO, 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 acknowledge that he signed, sealed 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 22 day of November, 2022.

Notary Public

State of Illinois)
SS
County of Cook)

MARTA L TIMOTHEE
OFFICIAL SEAL
Notery Public - State of Illinois
STATE OF
ILLINOIS
February 27, 2026

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that EVELIA DIAZ GALVAN, 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 acknowledge that he signed, sealed 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 23 day of November, 2022.

Notary Public

Prepared by:

Clark • Castrejón Law Firm 161 N. Clark St., Suite 1600 Chicago, IL 60601 Phone no. (312) 217-2665 Fax no. (888) 507-6985 (312) 217-2665 MARTA L TIMOTH E
OFFICIAL SEAL
PUBLIC STATE OF
RLINOIS
My Commission Expires
February 27, 2026

 REAL ESTATE TRANSFER TAX
 02-Dec-2022

 COUNTY:
 110.00

 ILLINOIS:
 220.00

 TOTAL:
 330.00

 26-08-322-024-0000
 20221101694936
 1-183-405-392

REAL ESTATE TRA	NSFER TAX	02-Dec-2022
ACTION.	CHICAGO:	1,650.00
200	CTA:	660.00
	TOTAL:	2,310.00 *
47-7		1 4 040 040 400

2233945032 Page: 3 of 3

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 22GST469005NA

For APN/Parcel ID(s): 26-08-322-024-0000

LOT 4 IN BLOCK 27 IN IRONWORKERS ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE RAC. OHRO H. OF COOP COUNTY CLERK'S OFFICE SOUTH FRACTIONAL 112 OF FRACTIONAL SECTION 8, TOWNSHIP 37 EAST, RANGE 15, EAST

OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.