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Doc#. 2235710014 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/23/2022 09:40 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Omar Moreno and Angelica Alconedo 3941 South Talman Avenue Chicago, IL 60632

Gnicago Title

7265.70163121P

Dec ID 20221201617368

ST/CO Stamp 1-092-697-424 ST Tax \$305.00 CO Tax \$152.50

City Stamp 0-787-602-768 City Tax: \$3,202.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Omar Moreno and Angelica Alconedo, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Sinyia Bartee, A Single wom point fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT " A"

Permanent Index Number(s): 20-27-431-004-0000

Property Address: 7813 S. Evans Avenue, Chicago, IL 60619

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 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

day of 100 c 2022

Omar Moreno

Angelica Alconedo

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK	3).

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Omar Moreno and Angelica Alconedo personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Giver, under my hand and notarial seal, this 20 day of Dec. 2022

Notary Public

THIS INSTRUMENT PREPARED BY Skalnik Legal Services 1018 West Madison Street, Suite 2A Chicago, IL 60607

MAIL TO: Nicolas Law Group P.C. 2105 West Division Street — Survi Chicago, IL 60622 SEND SUBSEQUENT TAX BILLS TO: Shyla Bartee 7813 S. Evans Avenue Chicago, IL 60619

OFFICIAL SEAL

Notary Public - State of Illinois

My Commission Expires Sep 22, 2023

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EXHIBIT A LEGAL DESCRIPTION

LOT 5 IN CHARLES F. FARRELL'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 16 IN WAKE MAN'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office