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Doc#: 2300313352 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/03/2023 02:02 PM Pg: 1 of 5

WARRANTY DEED

Mail Document to:

David Anderson
1645 W. Olive
Chicago, IL 60645

Mail To:
(Carrington Title Partners, LLC)
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148

Mail Tax Bill to:

David Anderson
1645 W. Olive
Chicago, IL 60645

Dec ID 20221101698361
ST/CO Stamp 0-430-144-848 ST Tax \$538.50 CO Tax \$269.25
City Stamp 1-091-108-176 City Tax: \$5,654.25

The above space for recorder's use only

2022-01553615

THE GRANTOR(S), **Cidronio Martinez AKA Cidronio Salgado Martinez**, as to a one-half interest, and the heirs and legacies of **Victoria Martinez**, deceased, as to a one-half interest, and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations, in hand paid, Convey(s) and Warrant(s) to **David Wesley Anderson and Kelly Elisabeth Nieman Anderson**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

PIN #: 14-06-412-012-0000

Property Address: 1645 West Olive, Chicago, IL 60645

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.

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.

In Witness Whereof, the Grantor aforesaid have hereunto set their hand and seal(s) this 17 day of December 2022.

Common with 2 parties

State of Illinois
County of Cook

SM J

[Signature]

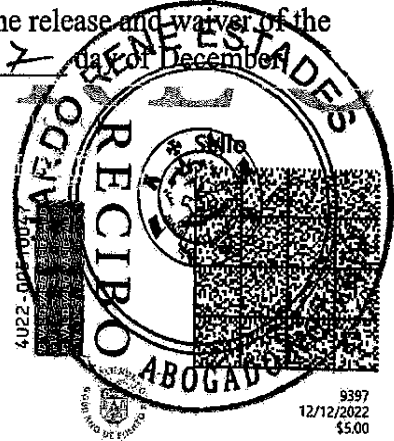
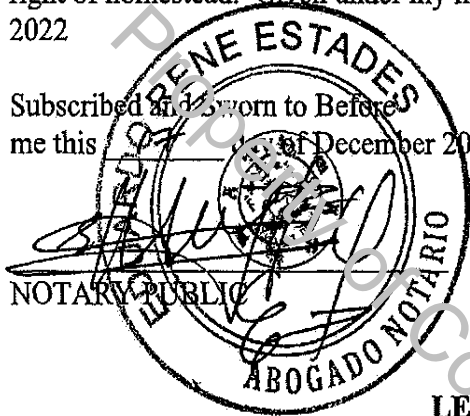
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Cruz Martinez

Cy. 8881

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that, **Cruz Martinez** is 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 the said 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. Given under my hand and notarial seal this 17 day of December 2022

Subscribed and sworn to Before me this 17 day of December 2022



LEGAL DESCRIPTION

LOT 49 IN BLOCK 6 IN ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 14-06-412-012-0000

Property Address: 1645 West Olive, Chicago, IL 60645

This instrument prepared by:
Leonard B. Cannata
7300 W. 25th Street
Box 1601
North Riverside, IL 60546
312-788-7207

**AFFIDAVIT OF TITLE
COVENANT AND
WARRANTY (Illinois)**

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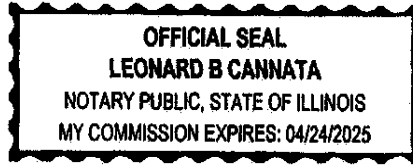
State of Illinois)
County of Cook)

Cidronio Martinez
Cidronio Martinez

Cidronio Martinez Salgado
Cidronio Salgado Martinez

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that, **Cidronio Martinez AKA Cidronio Salgado Martinez** is 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 the said 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. Given under my hand and notarial seal this 17 day of December 2022

Subscribed and Sworn to before me this 17 day of December 2022



Leonard B Cannata
NOTARY PUBLIC

LEGAL DESCRIPTION

LOT 49 IN BLOCK 6 IN ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 14-06-412-012-0000

Property Address: 1645 West Olive, Chicago, IL 60645

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Leonard B. Cannata
7300 W. 25th Street
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North Riverside, IL 60546
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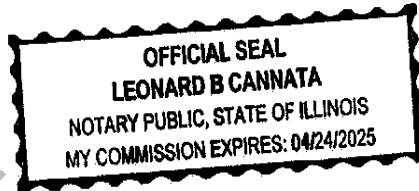
State of Illinois)
County of Cook)

Manuel Martinez
Manuel Martinez

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that, **Manuel Martinez** is 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 the said 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. Given under my hand and notarial seal this 17 day of December 2022

Subscribed and Sworn to Before
me this 17 day of December 2022

ML
NOTARY PUBLIC



LEGAL DESCRIPTION

LOT 49 IN BLOCK 6 IN ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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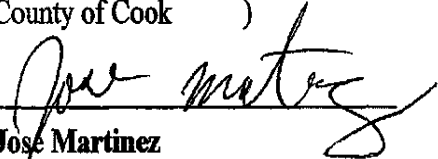
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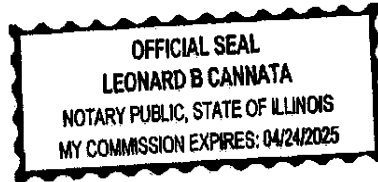
State of Illinois)
County of Cook)



Jose Martinez

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that, **Jose Martinez** is 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 the said 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. Given under my hand and notarial seal this 17 day of December 2022

Subscribed and Sworn to Before
me this 17 day of December 2022





NOTARY PUBLIC

LEGAL DESCRIPTION

LOT 49 IN BLOCK 6 IN ASHLAND AVENUE AND CLARK STREET ADDITION TO EDGEWATER, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6 AND OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #: 14-06-412-012-0000

Property Address: 1645 West Olive, Chicago, IL 60645

This instrument prepared by:

Leonard B. Cannata

7300 W. 25th Street

Box 1601

North Riverside, IL 60546

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