UNOFFICIAL C

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 511 to: David Angerton 1645 W. Olive Chicago, IL 6064: 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

THE GRANTOR(S), Cidro vio Martinez AKA Cidronio Salgado Martinez, as to a one-half interest, and the heirs and legalees of Victoria Martinez, deceased, as to a one-half interest, and in consideration of the sum (f Ter and no/100ths Dollars (\$10.00), and other good and valuable considerations, in hand paid, Con rey(s) and Warrant(s) to David Wesley Anderson and Kelly Elisabeth Nieman Anderson 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 day of December 2022.

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My Chy Min Son

UNOFFICIAL COPY

Cruz Martinez

yf. 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 warver.

right of homestead. Given under my hand and notarial seal this / > 2022

me this

Subscribed and Sworn to Before

ber 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, C/e/t/s Office 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)

2300313352 Page: 3 of 5

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State of Illinois

County of Cook

Jacob Mestry

Cidronio Martinez

Cidrou Martine 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 wair er of the right of homestead. Given under my hand and notarial seal this day of December 2022

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

OFFICIAL SEAL
LEONARD B CANNATA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/24/2025

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 5.70 WNSHIP 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

UNOFFICIAL COPY

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 the 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 day of December 2022 Subscribed and Sworn to Before me this Depth Before me this day of December 2022 OFFICIAL SEAL LEONARD B CANNATA LEONARD B CANNATA LEONARD B CANNATA LEONARD B CANNATA	State of Illinois)	
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 the 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 day of December 2022 Subscribed and Sworn to Before me this day of December 2022 OFFICIAL SEAL LEONARD B CANNATA LEONARD B CANNATA LEONARD B CANNATA	County of Cook)	
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	Marrie Martin	
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 day of December 2022 Subscribed and Sworn to Before me this day of December 2022 OFFICIAL SEAL LEONARD B CANNATA	Manuel Martinez	
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 day of December 2022 Subscribed and Sworn to Before me this day of December 2022 OFFICIAL SEAL LEONARD B CANNATA	T the number of a DTA D 12 to 10 to 10	
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acknowledged that the 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 day of December 2022 Subscribed and Sworn to Before me this day of December 2022 OFFICIAL SEAL LEONARD B CANNATA		
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 day of December 2022 Subscribed and Sworn to Before me this day of December 2022 OFFICIAL SEAL LEONARD B CANNATA		
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NOTARY PUBLIC, STATE OF MAIN AND AND AND AND AND AND AND AND AND AN		LEONARD B CANNATA
IN COUMISSION EXPIRED. VII. 1	hll	NOTARY PUBLIC, STATE OF MY COMMISSION EXPIRES: 04/24/2025

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, TOWN SHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, SOME CO ILLINOIS.

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

NOTARY PUBLIC

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

UNOFFICIAL COPY

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 homester d. Given under my hand and notarial seal this ______ day of December 2022

Subscribed and Sworn to Before

me this _____ day of December 2022

NOTARY PUBLIC

OFFICIAL SEAL
LEONARD B CANNATA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 04/24/2025

Office

LEGAL DESCRIPTION

LOT 49 IN BLOCK 6 IN ASHLAND AVENUE AND CLAPK 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, 10 WNSHIP 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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