

Doc#. 2301045043 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2023 10:51 AM Pg: 1 of 3

Dec ID 20230101626479
ST/CO Stamp 0-027-517-776 ST Tax \$388.50 CO Tax \$194.25
City Stamp 0-117-695-312 City Tax: \$4,079.25

Saturn Title
2234359
1 OF 2

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR(S), **Claudia R. Garcia**, Married to Davoud Chitsaztehrani of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **** OF THE Renata E. and Zbigniew J. Janik Trust dated June 16, 2022,**

of, **** ZBIGNIEW J. JANIK AND RENATA E. JANIK, AS CO-TRUSTEES**
 NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A


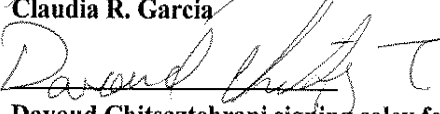
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): **12-12-309-036-0000 & PIN#**

Property Address: **7619 W. Argyle St., Chicago, IL 60656**

Dated December 29, 2022.

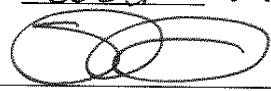

Claudia R. Garcia

Davoud Chitsaztehrani signing solely for purpose of waiving Homestead rights

UNOFFICIAL COPY

COUNTY OF Cook } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Claudia K. Garcia and Davoud Untsazhenian personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 29th day of December 2022

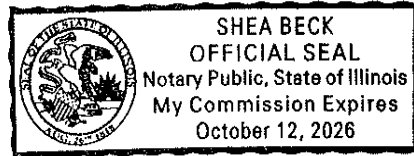


Notary Public

My commission expires: 10/12/26

THIS DOCUMENT PREPARED BY:

Anthony Nicpon
7316 W. Myrtle
Chicago, IL 60631



MAIL TAX BILL TO:

Renata E. and Zbigniew J. Janik Trust dated June 16, 2022
7614 W ARGYLE ST
CHICAGO, IL 60656

MAIL RECORDED DEED TO:

Renata E. and Zbigniew J. Janik Trust dated June 16, 2022
3622 N. OLcott AVE
CHICAGO, IL 60634

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal:

Lot 64 and the West 13.00 feet of Lot 63 (as measured along the North line of said Lots) in Oriole Park Countryside, being a Subdivision of Lot 4 (except the West 20 acres thereof) in Circuit Court Partition of the East 1/2 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 and the West 12.29 chains on the North line and the West 12.27 chains on the South line of the Southeast 1/4 of Section 12, Township 40 North, Range 12 East of the Third Principal Meridian except that part conveyed to the County of Cook for Highway purposes in Cook County, Illinois.

Commonly known address: 7619 W. Argyle St., Chicago, IL 60656

PIN #: 12-12-309-036-0000

Property of Cook County Clerk's Office