

UNOFFICIAL COPY

Warranty Deed

Individual

ILLINOIS

Doc#: 2304610073 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2023 11:25 AM Pg: 1 of 3

Dec ID 20230101635012
ST/CO Stamp 1-837-823-824 ST Tax \$320.00 CO Tax \$160.00

0223000245 1 of 3

FIDELITY NATIONAL TITLE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Above Space for Recorder's Use Only

THE GRANTOR(S) Suzanne M. Ganta ^{FKA} Suzanne M Struzina married to William Ganta of ^{1937 Danyla Ln Lowell, IL 60356}, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to (Name and Address of Grantee) Julian Martinez of ^{3920 W 130th Pl (CAB)}, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 18-35-408-027-0000

Address(es) of Real Estate: 8410 83rd Ave Hickory Hills Illinois 60457

The date of this deed of conveyance is January 30, 2023

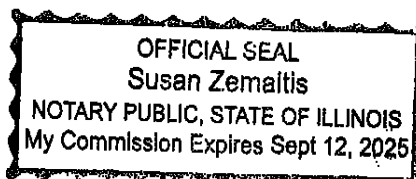
X Suzanne M Ganta FKA Suzanne M Struzina X William Ganta
Suzanne M. Ganta ^{FKA} Suzanne M Struzina William Ganta

FIDELITY NATIONAL TITLE 0223000245

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Suzanne M. Ganta ^{FKA} Suzanne M Struzina is 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

* William Ganta

Given under my hand and official seal January 30 2023



Susan Zemaltis
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: **8410 83rd Ave**
Hickory Hills, Illinois 60457

Legal Description: LOT 1 IN GRAF'S SUBDIVISION OF LOT 69 (EXCEPT THAT PART LYING NORTHEASTERLY OF STRAIGHT LINE WHICH INTERSECTS THE NORTH LINE OF SAID LOT 69, 47.71 FEET WEST OF NORTHEAST CORNER THEREOF AND INTERSECTS THE EAST LINE OF SAID LOT 69, 37.16 FEET SOUTH OF NORTHEAST CORNER THEREOF) IN FRANK DELUGACH'S 87TH STREET WOODS, A SUBDIVISION OF WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING THEREFROM THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY RECORDED FEBRUARY 22, 1995 AS DOCUMENT NUMBER 95-123768.

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<p>This instrument was prepared by:</p> <p>Isaac C. Franco 11950 S Harlem Avenue, Suite 101 Palos Heights, IL 60463</p>	<p>Send subsequent tax bills to:</p> <p>Julian Martinez 8410 83rd Ave Hickory Hills Illinois 60457</p>	<p>Mail recorded document to:</p> <p>Julian Martinez 8410 83rd Ave Hickory Hills Illinois 60457</p>
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REAL ESTATE TRANSFER TAX

10-Feb-2023



COUNTY:	160.00
ILLINOIS:	320.00
TOTAL:	480.00

18-35-408-027-0000

| 20230101635012 | 1-837-823-824

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