

H85657

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WARRANTY DEED

Doc#: 2305508000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/24/2023 09:21 AM Pg: 1 of 3

Dec ID 20230201656441
ST/CO Stamp 1-118-363-472 ST Tax \$295.00 CO Tax \$147.50
City Stamp 1-047-093-072 City Tax: \$3,097.50

THE GRANTOR, EMMA ALTAMIRANO, A SINGLE WOMAN, SOLE HEIR-AT-LAW OF THE ESTATE OF FELIPE A, ALTAMIRANO, DECEASED, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS TO RICARDO A. GARCIA, *married man of 1820 S. 50th Cicero Illinois*

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: See attached legal description.

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.

P.I.N. 16-23-420-034-0000

ADDRESS: 1930 S SPAULDING AVENUE, CHICAGO, IL 60623

Dated this 11 day of FEBRUARY, 2023.

Emma Altamirano

EMMA ALTAMIRANO

Prepared by: Fernando M. Vian, Esq., 2823 N. Milwaukee Ave., Chicago, IL 60618

After recording mail to: *Dryfus Law Group 2040 N. Harlem Elmwood Park IL 60707*

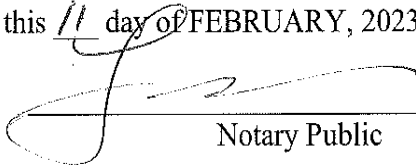
Send subsequent tax bills to: *Ricardo Garcia 1930 S Spaulding Chicago IL 60623*

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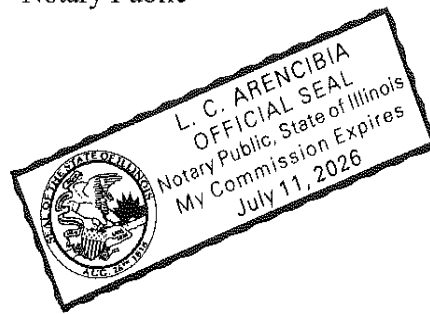
State of ILLINOIS, County of COOK ss, I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EMMA ALTAMIRANO, SOLE HEIR-AT-LAW OF THE ESTATE OF FELIPE A. ALTAMIRANO, DECEASED, personally known by me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he 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 official seal, this 11 day of FEBRUARY, 2023.

Commission Expires:



 Notary Public



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LOT 13 IN BLOCK 13 IN DOUGLAS PARK ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 23,
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 16-23-420-034-0000

C/K/A 1930 S SPAULDING AVENUE, CHICAGO, IL 60623

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