UNOFFICIAL CC

Doc#, 2305813079 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/27/2023 10:46 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20230201658050 ST/CO Stamp 0-401-006-416 ST Tax \$465.00 CO Tax \$232.50 City Stamp 1-279-254-352 City Tax: \$4,882.50

ILLINOIS Individual to Individual

The GRANTOR, JOANNE T. GORECKI, a married woman, of the City of Chicago, PT23-89950 1/2 County of Cook, State of Illinois, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to GRANTEE, JAMES RICHARD and MOLLY LASTIER, a married couple, as tenants by the entirety, the following described Real Fstate situated in the County of Cook in the State of Illinois, to wit;

SEE LEGAL DESCRIPTION ATTACIES

* This is not homestead property

SUBJECT TO: (1) real estate taxes for the year 2022 and subsequent years; (2) covenants conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and crip ment of the property. Hereby releasing and waiving all rights under by virtue of the Homestead Exemption of the State of Illinois. Orgina

PERMANENT INDEX NUMBER: 13-06-201-003-0000

ADDRESS OF REAL ESTATE: 6829 W. Highland Ave. Chicago, IL 60631

This Address is for informational purposes and is not a part of this conveyance.

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STATE OF ILLINOIS)	
)	SS
COUNTY OF COOK)	

I, the undersigned Notary, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOANNE T. GORECKI, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, that she appeared before me this day in person and acknowledge that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein forth.

NOTARY PUBLIC

OFFICIAL SEAL JACK SANTRY

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/09/2024

AFTER RECORDING MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

James Richard

James Richard

6829 W. Highland Ave

6629 W. Highland Ave.

Chicago, IL 60631

Chicago, IL 60631

DEED PREPARED BY:

Kolpak Law Group LLC

6767 N. Milwaukee Ave #202, Niles, IL 60714

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LEGAL DESCRIPTION

LOT 27 IN BLOCK 62 IN HRUBY AND COMPANY'S RESUBDIVISION OF BLOCKS 52, 56, 57 AND 62 AS PLATTED AND SUBDIVIDED BY THE NORWOOD LAND AND BUILDING ASSOCIATION, AND BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-06-201-003-0000

known is.

Observed or County Clarks Office Commoniy known as: 6829 W. Highland Ave, Chicago, IL 60631