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Prepared By:

Popovic Law, P.C.
17730 S. Oak Park Avenue, Unit B
Tinley Park, IL 60477

Doc#: 2307513328 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2023 04:01 PM Pg: 1 of 2

Send Tax Bill To:

Santos Velediaz
8123 Lorraine
Burbank IL 60459

Dec ID 20230301670871
ST/CO Stamp 1-339-502-800 ST Tax \$247.00 CO Tax \$123.50
City Stamp 0-693-383-376 City Tax: \$2,593.50

Mail Originals To:

Frank Ponticelli Attorney at Law
1480 Renaissance Dr Ste 209
Park Ridge, IL 60068

WARRANTY DEED

THE GRANTOR, Frankie C. Huff-Richard, a Divorced Woman, not since remarried, for and in consideration of \$10.00 dollars in hand paid, CONVEYS AND WARRANTS to THE GRANTEE Santos Velediaz, a Married Man, all interests in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General Taxes for 2022 and subsequent years and covenants, conditions, easements and restrictions of record.

Permanent Index Number (PIN): 19-24-230-015-0000
Address of Property: 6600 S. Artesian Ave, Chicago, IL 60629

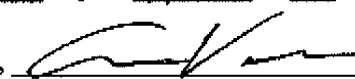
DATED THIS 3rd DAY OF March, 2023.


Frankie C. Huff-Richard

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 Frankie C. Huff-Richard, 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 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 3rd Day of March 2023.

Commission expires: 7/28/23, 
Notary Public



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LEGAL DESCRIPTION:



The North 30 feet of Lot 1 in Block 7 in Cobe and McKinnon's 67th Street and Western Avenue Subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.


PROPERTY ADDRESS:

6600 S. Artesian Ave. Chicago, IL 60629

PERMANENT INDEX NUMBER:

19-24-230-015-0000

REAL ESTATE TRANSFER TAX		10-MBF-2023
		COUNTY: 123.50
		ILLINOIS: 247.00
		TOTAL: 370.50
19-24-230-015-0000 20230301670871 1-339-502-800		

REAL ESTATE TRANSFER TAX		10-MBF-2023
	CHICAGO:	1,852.50
	CTA:	741.00
	TOTAL:	2,593.50 *
19-24-230-015-0000 20230301670871 0-693-383-376		
* Total does not include any applicable penalty or interest due.		