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WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Doc#. 2308625134 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/27/2023 03:43 PM Pg: 1 of 2

Dec ID 20230301679125

ST/CO Stamp 0-070-543-568 ST Tax \$555.00 CO Tax \$277.50

MAIL TO: Nick Linas 5310 N. Harlem Ave., Suite 201 Chicago, IL 60656



GRANTOR, Giovanni R. Paonessa, a married man, of the Village of Elmwood Park, County of Cook, and State of Alinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and vauable consideration, the receipt and sufficiency is hereby acknowledged, CONVEYS and WAPRANTS to the GRANTEE, Jorge A. Diaz, a single man, of 4027 N. Odell, Norridge, IL 60706, the following described real estate situated in the County of Cook, State of Illinois to-wit:

LOT 27 IN BLOCK 6 IN MARWOODS ADDITION TO CHICAGO, A SUBDIVISION IN SECTIONS 25 AND 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1913 AS DOCUMENT 5197471, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2330 N. 74th Court, Elmwood Park, IL 69707

PERMANENT INDEX NUMBER: 12-36-202-022-0000

PRAIRIE TITLE 6821 VK. NORTH AVE. OAK PARK, IL 60302

SUBJECT TO: General real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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.

This is not homestead property as to the Grantor and his spouse.

[SIGNATURE PAGE TO FOLLOW]

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DATED this 17 day of MARCH , 2023 Giovanni R. Paonessa

STATE OF ILLINOIS) SS. COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person 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 he signed seater, and delivered said instrument as his free and voluntary act for the uses and purposes herein set in the

Given under my hand and official seal this / day of / MARCH , 2023

REAL ESTATE TRANSFER TAX 27-Mar-2023

COUNTY: 277.50
ILLINOIS: 556.00
TOTAL: 832.50

12-36-202-022-0000 | 20230301679125 | 0-070-543-568

(SEAL)

OFFICIAL SEAL FELICIA M DIGIOVANNI NOTARY PUBLIC - STATE OF ILLINOIS MY COMMIS, IUN EXPIRES:06/12/23

This document prepared by:

Felicia M. DiGiovanni Spina McGuire & Okal, P.C. 7610 West North Avenue Elmwood Park, IL 60707

Send future tax bills to:

Jorge Diaz 4027 N. Odell Norridge, IL 60706