UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

John J. Maher 10403 S. Keating Ave., #2C Oak Lawn, IL 60453



Doc# 2308915009 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/30/2023 11:49 AM PG: 1 OF 2

(The Above Space for Recorder's Use Only)

THE GRANTOR JOHN J. MAHER, , a single person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to LUIS M. GARCIA AND MARIA LUISA SERRANO, a married couple, of 6901 W. 110th Street, Worth, IL 60482, as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL: 1

UNIT 10403-2C TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILLOWBROOK CONDOMINIUM OF OAK LAWN AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23575964, AS AMENDED, IN THE WEST 1/2 OF THE NORTHWEST 1/4, TOGETHER WITH THE VACATED ALLEY LYING EAST AND ADJOINING LOTS 1, 2, 3 AND 4 IN BLOCK 6 IN CICERO GARDENS OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 14 AS DEFINED SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23575964.

PERMANENT INDEX NUMBER(S): 24-15-108-063-1005

PROPERTY ADDRESS: 10403 S. KEATING AVENUE, UNIT 2C, OAK LAWN, IL 60453

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

2308915009 Page: 2 of 2

UNOFFICIAL COPY

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 2 day of February, 2023.

John J. Mah

STATE OF ILLINOIS

) SS,

COUNTY OF

I, the undersigned, a Notray Public in and for said County, in the State aforesaid, CERTIFY THAT John J. Maher 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, sealed and delivered in the instrumen as his 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 notarial seal, this <u>05</u>

05752

THIS INSTRUMENT PREPARED BY

Gary K. Davidson Castle Law 2 N. 129th Infantry Drive Joliet, IL 60435

MAIL TO:

Legal Advocate Solutions Veronica Campos 10024 S. Kedzie Avenue Evergreen Park, IL 60805

Village Real Estate Transfer Tax Villa je Real Estate Transfer Tax of Oak Lawn Oak Lav.n. 05754 Village Real Estate Transfer Tax Village Real Estate Transfer Tax of Oak Lawn Oak Lawn

SEND SUBSEQUENT TAX BILLS TO:

05753

·Luis M. Garcia and Maria Luisa Serrano 10403 5 Meating Ave COKIONA, IL 40453

REAL ESTATE TRANSFER TAX			30-Mar-2023
		COUNTY:	57.50
	/SE_	ILLINOIS:	115.00
		TOTAL:	172.50
24-15-109-063-1005		120230201650428 1	2_135_103_606