#### **UNOFFICIAL COPY**

# WARRANTY DEED ILLINOIS STATUTORY



Doc# 2309534067 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/05/2023 03:42 PM PG: 1 OF 3

23-153171 1052

THE GRANTCR(3). RICHARD R. GALUZZI III, formerly married to DOROTEA GALLUZZI, of the 54.32 S. Neva, Chicago, Illinois 60634, for consideration of TEN & NO/100 (\$10.00) and other good and valuable consideration, in hand paid, do CONVEY and WARRANT to DOMINIC D. PLAS and TAYLOR X. FEDERICI \_\_\_\_\_\_\_\_ of 5639 S. Newland Ave, Chicago, Illinois 00638, as Joint Tenants, the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

THE SOUTH 37 FEET OF THE NORT: 1'12 FEET OF THE EAST 140.04 FEET OF LOT 31 IN THE RESUBDIVISION OF LOT 75 IN BLOCK 40 IN THE RESUBDIVISION OF BLOCK 40 AND LOT 1 IN BLOCK 41 IN FREDERICH H. BARTLETT'S 3RD ADDITION OF BARTLETT HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO THE FOLLOWING, IF ANY: General real estate taxes not due and payable at time of closing; covenants, conditions 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 Real Estate.

PIN: 19-07-323-050-0000

ADDRESS OF PROPERTY: 5438 S. NEVA AVE, CHICAGO, II 60638

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

Dated this 24 day of March, 2022

RICHARD R GALLUZZLIII

DOROTEA GALUZZI aka

DOROTEA D'ALESSANDRO

Signing for Soip purposp to harve Homestead

### **UNOFFICIAL COPY**

STATE OF ILLINOIS )
(COUNTY OF COOK )

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **Richard R. Galluzzi III and Dorotea Galluzzi aka Dorotea D'Allessandro** is/are personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument 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 lard and official seal this 24 day of March, 2023

NOTARYPUBLIC

THIS INSTRUMENT PREPARED PY Law Offices of Mark Sciblo, P.C. 5945 N. Elston Ave., Chicago, IL 60646

JACOB CHAVEZ
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
August 05, 2024

MAIL TO:

Dominic D. Pilas

Taxlar L. Faderici

5438 S. Neva Aug.

Chicase, Illinuis 60638

SEND SUBSEQUENT TAX BILL TO:

Michael J. Laiso 6537 W. Archer Ave. Chicago, Illinois 60638

REAL ESTATE TRANSFER TAX		05-Apr-2023
S. William	CHICAGO:	2,212.50
	CTA:	885.00
	TOTAL:	3,097.50 *
19-07-323-050-0000	20230401689802	1-650-948-304

\* Total does not include any applicable penalty or interest due.

REAL ESTATE	TRANSFER	TAX	05-Apr-2023
KEAL ESTATE	4100	COUNTY:	147.50
		ILLINOIS:	295.00
		TOTAL:	442.50
19-07-323-	050-0000	20230401689802   0-2	24-852-176

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#### **Legal Description**

Property Tax Identification Number.

Property Address: 5438 S. Neva Ave., Chicago, IL 60638

THE SOUTH 37 FEET OF THE NORTH 111 FEET OF THE EAST 140.04 FEET OF LOT 31 IN THE RESUBDIVISION OF LOT 75 IN BLOCK 40 IN THE RESUBDIVISION OF BLOCK 40 AND LOT 1 IN BLOCK 41 IN FREDERICH H. BARTLETT'S 3RD ADDITION OF BARTLETT HIGHLANDS, BEINGA SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.:

19-07-323-050-0000

C.K.A.: 5438 S. Neva Ave., Chinago, IL 60638