

UNOFFICIAL COPY

**WARRANTY DEED
Statutory (ILLINOIS)**

Doc#: 2310719051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/17/2023 02:12 PM Pg: 1 of 3

Dec ID 20230201647123
ST/CO Stamp 1-397-053-264 ST Tax \$315.00 CO Tax \$157.50

THE GRANTOR(S) **ERICK W. STAHLER, an unmarried man**, 6313 W. 89th Place, Oak Lawn, IL 60453 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

MANUEL ONTIVEROS & LUCIA ONTIVEROS, husband and wife, and MATILDE BARRAZA, a married woman, as Joint Tenants, of 4907 S. Kolin Ave, Chicago, IL 60637.

TO HAVE AND TO HOLD SAID PREMISES forever the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO: Covenants, easements and restrictions of record and general taxes for 2022 and subsequent years.

Permanent Index Number: 24-05-112-004-0000

Commonly known as: 6313 W. 89th Place, Oak Lawn, IL 60453

Dated this 6th day of February, 2023.

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Erick W. Stahmer
ERICK W. STAHRMER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ERICK W. STAHRMER 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 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 6th day of February, 2023.

Erin Kelly McMahon
Notary Public

This instrument was prepared by: Wesley Zaba
Zaba Law Group, PC
5117 Main Street, Suite C
Downers Grove, IL 60515



MAIL TO:

Joseph F. Nery
Nery Richardson + Konewko LLC
4258 W. 63rd Street
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO:

Manuel Ontivros
6313 W. 89th Place
Oak Lawn, IL 60453

Village of Oak Lawn Real Estate Transfer Tax \$1000 05236

Village of Oak Lawn Real Estate Transfer Tax \$500 06266

Village of Oak Lawn Real Estate Transfer Tax \$50 07150

Village of Oak Lawn Real Estate Transfer Tax \$25 05790

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American Land Title Association

Commitment for Title Insurance
Adopted 08-01-2016
Technical Corrections 04-02-2018

EXHIBIT A

The Land referred to in this Commitment is described as follows:

LOT 3 IN HENRY ROELFSEMA'S WEST 90TH STREET SUBDIVISION OF THE SOUTH 1/2 (EXCEPT THE WEST 279 FEET THEREOF) OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1957 AS DOCUMENT 1743510, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6313 W. 89th Pl., Oak Lawn, IL 60453
PIN: 24-05-112-004-0000

Property of Cook County Clerk's Office