

A23-115207

# UNOFFICIAL COPY

## WARRANTY DEED GENERAL

Doc#: 2310829063 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/18/2023 10:12 AM Pg: 1 of 3

Subsequent Tax Bills to:

Carmen Beck  
1514 Highland ave  
Berwyn IL 60402

Dec ID 20230401693896  
ST/CO Stamp 0-927-462-608 ST Tax \$360.00 CO Tax \$180.00

Mail to: Carmen Beck  
1514 Highland ave  
Berwyn IL 60402

THE GRANTOR(S) Fabian Garcia, married man, of the Cook County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO: Carmen Beck of the Oak Park, County of Cook, State of Illinois in the form of ownership: **Fee Simple** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

single person

### LEGAL DESCRIPTION:

SEE ATTACHED

*\*NOT a homestead property\**

Commonly known as: 1514 Highland Ave Berwyn IL 60402

Permanent Real Estate Index Number: 16-20-124-024-0000


Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, 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.

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

THE CITY OF BERWYN, ILLINOIS  
BERWYN, ILLINOIS REAL ESTATE  
TRANSFER TAX  
KE # 3600 \$117.23  
COLLECTION DEPARTMENT

# UNOFFICIAL COPY

Dated: 13 day of April, 2023.

  
\_\_\_\_\_  
Fabian Garcia

State of Illinois )

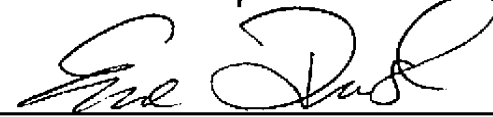
County of Cook )

} ss



I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fabian Garcia, signed are 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 13 day of April, 2023.



  
\_\_\_\_\_  
NOTARY PUBLIC  
Commission expires 2/26, 2023

**This instrument was prepared by**  
**Chicagoland Property Law, LLC.**  
Mitchell T. Mancione Attorney at Law  
5521 N. Cumberland Ave,  
Suite 1120  
Chicago, IL 60656

REAL ESTATE TRANSFER TAX		13-Apr-2023
	COUNTY:	180.00
	ILLINOIS:	360.00
	TOTAL:	540.00
16-20-124-024-0000	20230401893898	0-827-462-608

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## LEGAL DESCRIPTION

Lot 6 in Block 6 in W. F. Kaiser and Company's Arcadia Park, a subdivision of the Southwest 1/4 of The Northwest 1/4 of Section 20, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office