

UNOFFICIAL COPY

Doc#: 2310929071 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2023 11:20 AM Pg: 1 of 2

WARRANTY DEED

Illinois Statutory

Tenants By Entirety

PREPARED BY:

Kendall R. Monson
150 E Highland Ave
Elgin, Illinois 60120

Dec ID 20230401690263
ST/CO Stamp 0-457-242-832 ST Tax \$295.00 CO Tax \$147.50
City Stamp 0-203-651-280 City Tax: \$3,097.50

MAIL TAX BILL TO:

Miguel A Garcia
5715 S. Whipple St
Chicago IL 60629

MAIL RECORDED DEED TO:

Same

THE GRANTOR(S) **Benjamin Perez**, a married man of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) to **Miguel A. Garcia**, and **Rosa Garcia** ~~Garcia~~ from the County of Cook, State of IL and all rights, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Husband and wife as tenants by the entirety

LOT 41 IN BLOCK 1 IN WINNEBAGO SUBDIVISION OF BLOCK OF MAHAN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 33 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 5717 S Whipple St, Chicago, IL 60629
Permanent Tax No: 19-13-119-008-0000

Subject to general taxes not due and payable at the time of closing and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

BY: *Benjamin Perez*
Benjamin Perez

Date: *March 23, 2023*

* This is not Homestead Property

236ND417022 EL 1/2

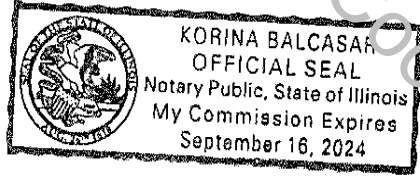
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STATE OF IL)
) SS.
COUNTY OF Kane)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that) **Benjamin Perez, a married man** personally known to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument, as his/her/their 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 March 23rd 2023.

Kerri Balcom
Notary Public



My Commission Expires: Sep 16, 2024

Property of Cook County Clerk's Office