

# UNOFFICIAL COPY

769822 1/3  
WARRANTY DEED  
Statutory (Illinois)  
Individual to Individual

Citywide Title Corporation  
1927 W. Irving Park Road  
Chicago IL 60613

Doc#: 2311025087 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/20/2023 01:50 PM Pg: 1 of 1

Dec ID 20230301677847  
ST/CO Stamp 1-314-860-240 ST Tax \$185.00 CO Tax \$92.50

THE GRANTOR, Nichole D. Bailey, a single woman,, in the County of Cook, and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and of other good and valuable consideration, in hand paid, does CONVEY and WARRANT to Abel Lozano, an ~~unmarried~~ man, of Cook County, Illinois, all interest in the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

**LOT 23 (EXCEPT THE NORTH 5 FEET) AND ALL OF LOT 24, IN BLOCK 4, IN EVERGREEN PARK IN THE SOUTH WEST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

ADDRESS OF PROPERTY: 9250 S. Troy Avenue, Evergreen Park, Illinois 60805

PROPERTY INDEX NUMBERS: 24-01-315-046-0000 and 24-01-315-070-0000

SUBJECT ONLY TO THE FOLLOWING, IF ANY: covenants, conditions and restrictions herein stated and of record so long as they do not interfere with Grantee's use and enjoyment of the property; general real estate taxes not yet due and payable at the time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements; and

Dated: March 20, 2023

Nichole D. Bailey  
Nichole D. Bailey

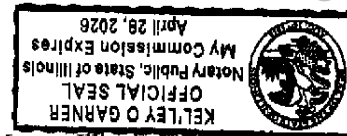
No. 6167  
Village of Evergreen Park  
9250  
Carol Mableton  
Address: 9250 S Troy  
Real Estate Transaction Stamp

STATE OF ILLINOIS, COUNTY OF Cook: SS

The undersigned, a Notary Public in State aforesaid, DOES HEREBY CERTIFY that Nichole D. Bailey, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 20<sup>th</sup> day of March, 2023.

Kelley O. Garner  
Notary Public



THIS INSTRUMENT PREPARED BY: Kel'ley O. Garner, P.O. Box 641, Oak Lawn, Illinois 60454.

MAIL TO: Farrar Law Firm MAIL SUBSEQUENT TAX BILLS TO:  
2401 Midwest Rd, #216 Grantee's address: Abel Lozano  
Oak Brook, IL 60523 14421 S. Albany, Rose, IL 60469