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Doc#: 2311125046 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/21/2023 10:58 AM Pg: 1 of 3

Dec ID 20230401697486
ST/CO Stamp 2-128-458-960 ST Tax \$380.00 CO Tax \$190.00
City Stamp 1-640-903-888 City Tax: \$3,990.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

~~Miguel Alcazar~~ *Alcazar*
5924 S. Artesian Ave.
Chicago, IL 60629

(The Above Space for Recorder's Use Only)

THE GRANTOR ~~Miguel Alcazar~~ *Alcazar*, a married man, of 5924 S. Artesian Ave., Chicago, IL 60629 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Juan Jesus Gutierrez, ~~☒~~ a single man, () a married man, of the City of Chicago, County of Cook, State of Illinois, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 19-13-406-029-0000

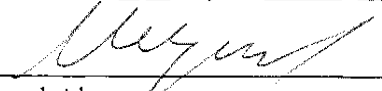
Property Address: 5924 S. Artesian Ave., Chicago, IL 60629

Chicago Title
2365C02515044
10FZ

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 27th day of Mar, 2023.


Miguel Alcazar


*this is not homestead property

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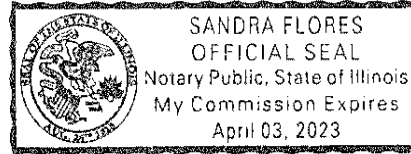
STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Miguel Alcanzar 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 signed, sealed and delivered in the 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 hand and notarial seal, this 27th day of Mar., 2023.



Notary Public



THIS INSTRUMENT PREPARED BY
Vasilios S Sarikas
The Sarikas Law Group, LLC
111 W. Washington St Ste 1280
Chicago, IL 60602

MAIL TO:

Nery Richardson + Konewski LLC
4258 W. 63rd St
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO:

Juan Jesus Gutierrez
5924 S. Artesian Ave.
Chicago, IL 60629

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EXHIBIT A LEGAL DESCRIPTION

LOT 37 IN BLOCK 10 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office