

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
General**

Doc#: 2312933021 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/09/2023 09:21 AM Pg: 1 of 2

Dec ID 20230401605892
ST/CO Stamp 0-270-138-576 ST Tax \$480.00 CO Tax \$240.00
City Stamp 0-878-410-960 City Tax: \$5,040.00

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

23157354 1/1

Above Space for Recorder's Use Only

THE GRANTOR (S) MARCIN NOWAK, divorced not since remarried

of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN & -----
-----00/100 DOLLARS, in hand paid, CONVEYS and WARRANTS to

JUAN JAIME HERNANDEZ, of 7745 S. Komensky Ave., Chicago, IL 60652 As Trustee Under The provisions of a certain TRUST DATED APRIL 21, 2023 A.K.A. THE JUAN JAIME HERNANDEZ TRUST

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 15 IN BLOCK 21 IN FREDERICK H. BARTLETT'S GARFIELD RIDGE FIRST ADDITION, A SUBDIVISION OF ALL THAT PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF INDIANA HARBOR BELT RAILROAD, IN COOK COUNTY, ILLINOIS.

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; public and utility easements; and general real estate taxes for 2022 and subsequent years.

Permanent Index Number (PIN): **19-17-120-011-0000**

Address (es) of Real Estate: **5731 S. Melvina Ave. Chicago, IL 60638**

Dated this 21st day of April 2023.

 (SEAL)
MARCIN NOWAK

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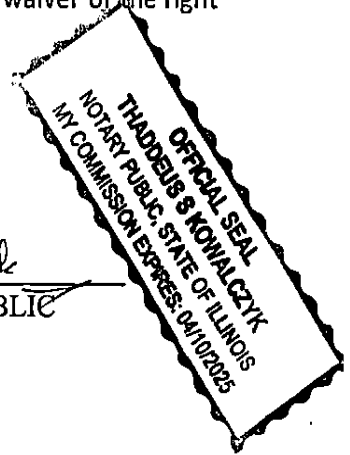
State of Illinois, County of Cook ss,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARCIN NOWAK** divorced not since remarried, is/are personally known to me to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 21st day of April 2023.

Commission expires 4-10-25

Thaddeus S. Kowalczyk
NOTARY PUBLIC



Property of Cook County Clerk's Office

This instrument was prepared by

Thaddeus S. Kowalczyk, Attorney at Law, 6052 West 63rd Street, Chicago, Illinois 60638-4342

**MAIL TO &
SEND SUBSEQUENT TAX BILLS TO:**

**Juan Jaime Hernandez
5731 S. Melvina Ave.
Chicago, IL 60638**

REAL ESTATE TRANSFER TAX		28-Apr-2023
	CHICAGO:	3,600.00
	CTA:	1,440.00
	TOTAL:	5,040.00 *
19-17-120-011-0000 20230401605892 0-878-410-960		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		28-Apr-2023
	COUNTY:	240.00
	ILLINOIS:	480.00
	TOTAL:	720.00
19-17-120-011-0000 20230401605892 0-270-138-576		