

23-65703

# UNOFFICIAL COPY

Doc# 2313128201 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/11/2023 12:12 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED ILLINOIS

Dec ID 20230501614926  
ST/CO Stamp 0-979-194-576 ST Tax \$125.50 CO Tax \$62.75  
City Stamp 1-818-923-728 City Tax: \$1,317.75

This instrument was prepared by:  
Mark J. Grotto, Esq.  
Grotto Law Offices, LLC  
711 W Gordon Ter Unit 818  
Chicago, Illinois 60613

THE GRANTORS AREATHA THARPS-WILSON, a married person\*, and WILLIAM A. THARPS, a single person and not a party to a civil union, of 2816 W 98th Pl, Evergreen Park, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, do hereby GRANT, BARGAIN, SELL, CONVEY and SPECIALLY WARRANT unto THE GRANTEE'S GLORIA MIRANDA and CESAR BARRIOS LOPEZ, wife and husband, of 7236 S Artesian Ave, Chicago, not as Tenants in Common, but as JOINT TENANTS, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 11 IN HARTS RESUBDIVISION OF LOTS 13 TO 20 INCLUSIVE IN THE SUBDIVISION OF BLOCK 26 IN JONES' SUBDIVISION OF THE WEST 1/2 (EXCEPT 80 ACRES) OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 20-29-316-014-0000  
Address of Real Estate: 7753 S Throop St, Chicago, IL 60620

SUBJECT TO the following, if any: 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.

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

**\*\*NON-HOMESTEAD PROPERTY AS TO AREATHA THARPS-WILSON AND HER SPOUSE\*\***

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The date of this deed of conveyance is Dated this 26 day of April, 2023.

Areatha Tharps-Wilson  
Areatha Tharps-Wilson

William A. Tharps  
William A. Tharps

State of IL )  
County of Cook ) SS.

The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Areatha Tharps-Wilson and William A. Tharps, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered 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.

Subscribed and sworn to before me

this 26 day of April, 2023.

Cheryl Welsh  
Notary Public  
**OFFICIAL SEAL**  
CHERYL WELSH  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09/23/2026

Doma Insurance Agency of Illinois, Inc.  
Commitment No.: 23-65703

Send subsequent tax bills to:  
Mrs. Gloria Miranda  
Mr. Cesar Barrios Lopez  
7236 S Artesian Ave  
Chicago, IL 60629

Mail recorded document to:  
Mrs. Gloria Miranda  
Mr. Cesar Barrios Lopez  
7236 S Artesian Ave  
Chicago, IL 60629