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Doc#. 2313713181 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/17/2023 02:21 PM Pg: 1 of 2

WARRANTY DEED

Dec ID 20230501621632 ST/CO Stamp 0-333-378-256 ST Tax \$134.50 CO Tax \$67.25

MAIL TO:

Titilayo Osinubi Prema Law Offices 494 W. Boughton Rd., #2C Bolingbrook, Il 60440

TAXPAYER.

Abayomi Josi 14545 S. Whipple Posen, IL 60469

THE GRANTOR, WILLIAM BERGIR, divorced and not since remarried of Bakersfield, California for and in consideration of Ten and No/100 (\$10.00) Dollars, in hand paid, and other good and valuable considerations;

DOES CONVEY AND WARRANT to ABAYOMI JOEL, manded man of Posen, Illinois the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

LOT 8 IN BLOCK 3 IN JOHN S. JURIK'S SUBDIVISION OF THE SOUTH 17 ACRES OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1939 AS DOCUMENT NUMBER 12279809, IN COOK COUNTY, ILLINOIS.

THIS IS NON HOMESTEAD PROPERTY

Subject to General Taxes for the year 2022 and thereafter, and any other claims of record.

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

P.I.N: 28-12-119-018-0000

Address: 14640 WHIPPLE STREET, POSEN, ILLINOIS 60469

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DATED this 5^{11} day of May, 2023.

Villiam BEDOEP (Seal

State of Illinois)
)SS
County of C o o k)

I, a Notary Public in and for the above County and State of Illinois DO HEREBY CERTIFY that WILLIAM BERGER personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared in person before me this day and acknowledged that he signed, sealed and delivered the said 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 seal this 5^{th} day of May, 2023.

OFFICIAL SEAL
DAWN MARIE TOBIN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 2/25/2024

Notary Public

Notary Seal

This instrument prepared by Ronald D. Babb, Ltd. 15601 S. Cicero Ave., Suite 103, Oak Forest, Illinois 60453