UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR(S)-

KEVIN BULGER,

a married man*, of the County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO:

YOLANDA TORRES AND STEPHANIE MENDOZA

4851 W Biry the Chigo It 62541 Date: 05/23/2023 03:14 PM Pg: 1 of 2

Karen A. Yarbrough Cook County Clerk

Doc#. 2314313408 Fee: \$98.00

Dec ID 20230501616132 ST/CO Stamp 1-783-608-016 ST Tax \$415.00 CO Tax \$207.50

City Stamp 1-791-259-344 City Tax: \$4,357.50

(Strike Inapplicable)

a) As Tenants in Common

b) Not as Tenants in Common, has as soir: Tenants with Right of Survivorship

c) Not at loint Tonanta or an Tonanta' Common, but as Tonanta by the Entirety

d) Statutory (individual to individual)

the following described real estate, situated in the County of Cook in the State of Illinois, to-wit:

PIN(s):

13-32-404-006-0000

Address(es) of Real Estate:

1825 N MAYFIELD AVE, C'ACAGO, IL 60639

Legal Description:

SEE ATTACHED EXHIBIT A

23/57040

Old Republic Title 29601 Southwest Highway Oak Lawn, IL 60453

*NOT HOMESTEAD PROPERTY AS TO SPOUSE

Subject to the following restrictions: a) all taxes and special assessments for the year(s) not currently due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of publi: uf lives; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

Dated this 4 day of April , 2023

KEVIN BULGER

State of IL }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Bulger, rersonally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged that they signed, sealed and universe said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 19 day of 101, 2023

Notary Public

Prepared By:

RANJHA LAW GROUP, PC, 903 COMMERCE DR., SUITE 210, OAK BROOK, IL 60523

KIMBERLY LEON-CERVANTES
Official Seal
Notary Public - State of Illinois
y Commission Expires Dec 20, 2023

When Recorded Mail To:

YOLANDA TORRES AND STEPHANIE MENDOZA, 1825 N MAYFIELD AVE, CHICAGO, IL 60639

Send Future Tax Bills To:

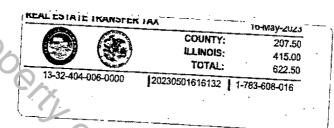
YOLANDA TORRES AND STEPHANIE MENDOZA, 1825 N MAYFIELD AVE, CHICAGO, IL 60639

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EXHIBIT A

LOT 23 IN BLOCK 4 IN MILLS AND SONS SUBDIVISION NO. 4 OF PART OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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CEAL EDIATE IN NOTER IAX	16-May-ZuZ3	Ì	
CHICAGO:	3,112.50		
CTA:	1.245.00	1	
TOTAL:	4,357.50 *		
13-32-404-006-0000 2u, su501616132	1-791-259-344		
Total does not include any applicable per	alty or interest due.		
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Old Republic National Title Insurance Company 9601 Southwest Highway Oak Lawn, IL 60453

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