

# UNOFFICIAL COPY

Doc#: 2315745106 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/06/2023 02:50 PM Pg: 1 of 2

## WARRANTY DEED

### Return to:

FERNANDO R SOSA  
6597 N TAHOMA AVE  
CHICAGO, IL 60646

Dec ID 20230501631560  
ST/CO Stamp 1-661-917-904 ST Tax \$489.00 CO Tax \$244.50  
City Stamp 1-977-932-496 City Tax: \$5,134.50

### Mail Tax Bills to:

FERNANDO R. SOSA  
6597 N. Tahoma Avenue  
Chicago, IL 60646

**THE GRANTORS, JEFFREY T. SINGER, divorced and not since remarried, and RUTH TOBY SINGER, divorced and not since remarried, of the County of Cook, State of ILLINOIS for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT to FERNANDO R. SOSA and LEAH C. KAYAJANIAN, of Chicago, Illinois, the following described real estate, which is situated in the County of COOK, State of Illinois, to wit:**

LOT 12 IN BLOCK 18 IN EDGEBROOK MANOR, BEING A SUBDIVISION OF LOTS 27, 32, 33, 34, 35 AND THAT PART OF THE SOUTHWEST 1/2 OF LOT 38 AND ALL OF LOT 39 WEST OF ROAD, ALL OF LOTS 40, 41, 42, 43 AND 44 AND THE SOUTHWEST 1/2 OF LOT 45; ALL OF LOTS 47, 48, 49, 50, 51 AND 52 IN SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THAT PART OF SAID LOTS 34 AND 41 LYING SOUTH OF NORTH CITY LIMITS OF THE CITY OF CHICAGO, WEST OF THE CENTER LINE OF CARPENTER ROAD AND EAST OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY AND EXCEPTING ALSO THE 100 FOOT RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

Common address: 6597 N. Tahoma Avenue, Chicago, IL 60646  
Permanent Index No. 10 33 316 012 0000

- Solely  
 As Tenants in Common  
 Not as Tenants in Common but as Joint Tenants right Rights of Survivorship  
 Not as Tenants in Common nor as Joint Tenants, but as Tenants by the Entirety,  
The Grantees being married to one another or parties to an Illinois Registered Civil Union.

230N87006APK 1/2

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Warranty Deed, Page 2

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; General Taxes for 2022, second installment, and subsequent years.

**TO HAVE AND TO HOLD** the above granted premises unto the grantees forever.

Dated this 20 day of May, 2023.

  
JEFFREY T. SINGER

  
RUTH TOBY SINGER

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same persons whose names are:

JEFFREY T. SINGER, divorced and not since remarried and RUTH TOBY SINGER, divorced and not since remarried

subscribed to 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 26 day of May, 2023

  
NOTARY PUBLIC

Prepared by:

Bonnie M. Keating  
Attorney at Law  
6230 N. Leona Avenue  
Chicago, IL 60646

