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WARRANTY DEED ILLINOIS STATUTORY

Doc#. 2315713210 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/06/2023 12:39 PM Pg: 1 of 3

Dec ID 20230601635483

ST/CO Stamp 1-047-255-760 ST Tax \$210.00 CO Tax \$105.00

City Stamp 1-762-540-240 City Tax: \$2,205.00

PTS-1025821 20/4

(The Above Space for Recorder's Use Only)

THE GRANTORS Roberto Arteaga and Maria A. Rodriguez, married to each other, for and in consideration of TEN AND 00/100 DULLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Connie J Rivera and Lucila M Rivera, *, of **, as ***, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 19-13-227-002-0000

Property Address: 5805 S Artesian Ave, Chicago, IL 60629

*Grantee Marital Status: a single woman, a single woman

**Grantee Address Before Closing: 13 14 S. Cicero Are Cross, D. 4080

***Tenancy: m joint tenancy

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

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| Dated this 1st day of June | , <u>2023</u> . |
|--|---|
| Roberto Arteaga | Maria A. Rodriguez Maria A. Rodriguez |
| STATE OF ILLINOIS) SS, COUNTY OF COOK) | |
| THAT Roberto Artega and Maria A. Rodrig whose names are subscribed to the foregoing and acknowledged that they signed, sealed ar | guez personally known to me to be the same personal instrument, appeared before me this day in personal delivered in the instrument as their free and ein set forth, including the release and waiver of the day of |
| 2023. "OFFICIAL SEAL" BRIAN TIERNEY Notary Public, State of Illinois My Commission Expires 11/04/23 | Notary Public |
| THIS INSTRUMENT PREPARED BY Brian Tierney Attorney at Law 6348 S Central Ave Chicago, IL 60638 | C' (CAGO: 1,575.00 CTA: 630.00 TO Val.: 2,205.00 * 19-13-227-002-0000 2023060163* 483 1-762-540-240 * Total does not include any applicable penalty or interest due. |
| MAIL TO: Connie Rivera 5805 S. Artes an Ave Chicago Il 60629 | SEND SUBSEQUENT TAX BILLS TO: Connie Rivera 5805 5. Artesian Am Chillep. D. 60629 |

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PIN: 19-13-227-002-0000

LOT 42 IN BLOCK 8 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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| REAL ESTATE TRANSFER | ΓΑΧ | 05-Jun-2023 |
|----------------------|----------------|---------------|
| | COUNTY: | 105.00 |
| | ILLINOIS: | 210.00 |
| | TOTAL: | 315.00 |
| 19-13-227-062-0000 | 20230601635483 | 1-047-255-760 |

Legal Description PTS-1025821/32