UNOFFICIAL CC

LN 23027418 1/2 LW

WARRANTY DEED ILLINOIS STATUTORY Doc#, 2315945160 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/08/2023 12:44 PM Pg: 1 of 3

Dec ID 20230601635432

ST/CO Stamp 0-729-447-120 ST Tax \$245.00 CO Tax \$122.50

City Stamp 1-400-535-760 City Tax: \$2,572.50

(The Above Space for Recorder's Use Only)

C/6/4's

1000 M THE GRANTOR Carmen Lopez, a married woman, and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS Single persons AND WARRANTS to Eric Garcia and Dulce Garcia, *, of **, as ***, the following ** OF 7134 NE LAKE described real estate situated in the County .f. Cook, in the State of Illinois, to wit: TERRACE CHICAGO 14616286 XXX AS JUNT TENANTS CROLINA

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 19-10-407-007-0000

Property Address: 5245 S Tripp Ave, Chicago, IL 60632

*Grantee Marital Status: Both Single person 6.

**Grantee Address Before Closing: 7634 N. EAST TERRACE CHICKEN 14 60626

***Tenancy: JOINT TENYNCY

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. This is not Homestead property as to Grantors husband.

REAL ESTATE TRANSFER TAX		07-Jun-2023
	CHICAGO; CTA: TOTAL;	1,837.50 735.00 2,572.50 *
40 40 40		

19-10-407-007-0000 | 20230601635432 | 1-400-535-760 Total does not include any applicable penalty or interest due.

AL ESTATE	TRANSFER T	TAX	07-Jun-2023
	W. E. C.	COUNTY:	122.50
		ILLINOIS:	245.00
		TOTAL:	367.50
19-10-407	-007-0000	20230601635432 0-	729-447-120

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Dated this 315+ day of	May	, <u>2023</u> .
Carmen Lopez		
STATE OF ILLINOIS COUNTY OF COOK)) SS,)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Carmen Lopez personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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.

Given under my hand and notarial real, this 3 1 day of Way
2023.

"OFFICIAL SEAL"
BRIAN TIERNEY
Notary Public, State of Illinois
My Commission Expires 11/04/23

No.21y Public

THIS INSTRUMENT PREPARED BY Brian Tierney Attorney at Law 6348 S Central Ave Chicago, IL 60638

MAIL TO:

Bush & ASSOCIATIES 1033 E. State St. Geneva 14 60134 SEND SUBSEQUENT TAX BILLS TO:

ERIC D'GARCIA E Dulce C. Garcia 52\$5 Tripp Ave Chicago IL 60632

Clort's Office

2315945160 Page: 3 of 3

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LN23027418

Exhibit A

LOT 18 IN BLOCK 4 IN ARCHER HEIGHTS, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10. TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT RECORDED JULY 12,1907 AS DOCUMENT NO. 4065470 IN COOK COUNTY, ILLINOIS.

PIN: 19-10-407-007-0000

For Informational Purposes only: 5245 South Tripp Avenue, Chicago, IL 60632