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Warranty Deed

ILLINOIS

Doc#: 2315906417 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2023 03:51 PM Pg: 1 of 3

Dec ID 20230601638314
ST/CO Stamp 0-837-188-304 ST Tax \$283.00 CO Tax \$141.50
City Stamp 1-754-184-400 City Tax: \$2,971.50

Chicago Title

2365CTA8021AL NW 1/4 10K2

Above Space for Recorder's Use Only

THE GRANTOR(S) Marcus Todd Heldt and Kelly P. Heldt, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Rosalinda Almanza, SINGLE PERSON, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof .), 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 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.

Permanent Real Estate Index Number(s): 19-18-424-079-0000
Address(es) of Real Estate: 6230 S Natoma Ave, Chicago, IL 60638

The date of this deed of conveyance is Date I this 1st day of June, 2023.

Marcus Todd Heldt

Kelly P. Heldt

State of ILL
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marcus Todd Heldt and Kelly P. Heldt, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 official seal Dated this 1 day of June, 2023.

Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 6230 S Natoma Ave, Chicago, IL 60638

Legal Description:

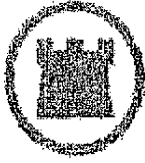
See Attached

INDUSTRIAL DISTRICT IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

<p>This instrument was prepared by: Lynette McKenzie Lynette J. McKenzie, LTD 7219 W Laraway Rd Frankfort, IL 60423</p>	<p>Send subsequent tax bills to: Rosalinda Almanza 6230 S Natoma Ave Chicago, IL 60638</p>	<p>Recorder-mail recorded document to: Rosalinda Almanza 6230 S Natoma Ave Chicago, IL 60638</p>
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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC798021NL

For APN/Parcel ID(s): 19-18-424-079-0000

LOT 13 AND THE NORTH 5 FEET OF LOT 14 IN BLOCK 18 IN FREDERICK H. BARTLETT'S 63RD STREET INDUSTRIAL DISTRICT IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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