

45872 1/2

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WARRANTY DEED

(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, Beverly
Beverly Shorty of A single woman
6537 South Washtenaw Avenue, Chicago, IL
60629

Doc#: 2316045175 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2023 12:10 PM Pg: 1 of 5

Dec ID 20230601641723
ST/CO Stamp 2-122-709-712 ST Tax \$215.00 CO Tax \$107.50
City Stamp 1-143-372-496 City Tax: \$2,257.50

(The Above Space for Recorder's Use Only)

of the Town of Chicago of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY AND WARRANT TO THE GRANTEE

Maria A. Guzman and Miguel A. Guzman, As wife and husband, As tenants by the entirety
500 S. 10th Ave
Maywood, IL 60158

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General Real Estate Taxes for and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number (PIN): 19-24-218-014-0500
Address of Real Estate: 6537 South Washtenaw Avenue, Chicago, IL 60629

DATED this 26TH day of MAY, 2023

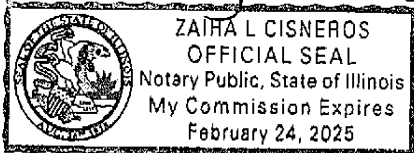
Beverly Shorty
Beverly Shorty)
Beverly)
State of Illinois)) s s
County of Cook)

Acct. Title
5901 Dempster St., Suite 206
Skokie, IL 60077

Beverly I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Beverly Shorty personally known to me to be the same persons whose names are 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 set forth, including the release and waiver of the right of homestead.

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

Commission expires February 24 2025



NOTARY PUBLIC

Place Seal Here

This instrument was prepared by: Dennis Mattingly, 6537 South Washtenaw Avenue, Chicago, IL 60629

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Legal Description

of premises commonly known as

6537 South Washtenaw Avenue, Chicago, IL 60629
19-24-218-014-0000

Property of Cook County Clerk's Office

Mail to:

DEYFUS Lou Group
2040 N. Harlem Ave
ELMWOOD PARK, IL 60120

Send Subsequent Tax Bills to:

Maria A. Guzman & Miguel A. Guzman
500 S. 10th Avenue
Maywood, IL 60153

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File #: 45872

Exhibit "A"

Property Address: 6537 South Washtenaw Avenue, Chicago, IL 60629

County: Cook

Tax Parcel #: 19-24-218-014-0000

LOT 33 IN BLOCK 6 IN AVONDALE, A SUBDIVISION OF THE WEST 1/2 OF THE
NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

08-Jun-2023



CHICAGO:	1,612.50
CTA:	645.00
TOTAL:	2,257.50 *

19-24-218-014-0000 | 20230601641723 | 1-143-372-496

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

08-Jun-2023



COUNTY: 107.50
ILLINOIS: 215.00
TOTAL: 322.50

19-24-218-014-0000

20230601641723 | 2-122-709-712