

UNOFFICIAL COPY

Doc#: 2316612006 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/15/2023 09:18 AM Pg: 1 of 3

Dec ID 20230501626971
ST/CO Stamp 1-469-840-080 ST Tax \$145.00 CO Tax \$72.50

WARRANTY DEED ILLINOIS STATUTORY

GIT

41076081gs 1/2 Bk

THE GRANTOR(S), QADREE HOLMES (married) and JOHN J. JANI (unmarried), as Joint Tenants, of the City of Chicago and the Village of Brookfield, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to EDITH VARELACHAVEZ a single woman as an individual of 312 N. 4th Ave. Maywood, IL, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY: 600 Elgin Ave., Unit GB, Forest Park, IL 60130

P.I.N.: 15-13-224-042-1001 & 15-13-224-042-1024

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the second installment for 2022 and subsequent years, which are not yet due and payable.

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

Dated this 31st day of MAY 2023.

[Signature] (SEAL)
QADREE HOLMES

[Signature]
TROY HOLMES (SPOUSE OF QADREE HOLMES)

[Signature]
JOHN J. JANI

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 9992
5-23-23
Approved/Date

TANYA K SINCLAIR
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 25, 2026

STATE OF IL
COUNTY OF COOK

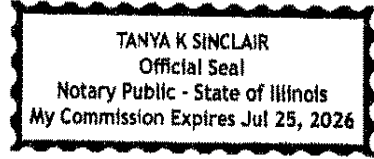
I, the undersigned, a Notary Public in and for said City, in the State aforesaid, CERTIFY THAT Qadree Holmes, Troy Holmes, and John J. Jani personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31st day of May 2023.

[Signature] (notary public)

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 (Notary Public)



Prepared By: Tanya Sinclair
Sinclair & Groat Law, P.C.
6650 N. Le Mai Ave.
Lincolnwood, IL 60712

Mail To:
Edith Vaveta Chavez
600 Elgin Ave, Unit GFB
Forest Park, IL 60130
Name & Address of Taxpayer:
Edith Vaveta Chavez
600 Elgin Ave
Unit GFB
Forest Park, IL 60130

REAL ESTATE TRANSFER TAX		09-Jun-2023
COUNTY:	ILLINOIS	72.50
TOTAL:		217.50

15-13-224-042-1001 | 20230501626971 | 1-469-840-080

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

Exhibit A

ADDRESS OF PROPERTY: 600 Elgin Ave., Unit GB, Forest Park, IL 60130

P.L.N.: 15-13-224-042-1001 & 15-13-224-042-1024

UNITS GB AND P-4 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN ELGIN/JACKSON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 09039871, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office