

UNOFFICIAL COPY

Doc# 2317213253 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2023 12:21 PM Pg: 1 of 2

WARRANTY DEED

ILLINOIS

Dec ID 20230601637035
ST/CO Stamp 2-064-090-832 ST Tax \$160.00 CO Tax \$80.00

Above Space for Recorder's Use Only

THE GRANTOR(S), DIEGO BAUTISTA AND JODY L. BAUTISTA, Husband and Wife and MADISON STEWART, a Single Woman, of the Village of Oak Lawn, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ERICK MARTINEZ, _____, of 8917 Grand Avenue, Apt. 1A, Brookfield, IL 60513, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

UNIT 310 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEXINGTON MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22788882, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARKING SPACE #21
STORAGE SPACE #310

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in fee simple forever.

Permanent Index Number: 24-06-301-045-1038
Property Address: 7100 W. 95th Street, Unit 310, Oak Lawn, Illinois 60453
DATED this 6th day of June, 2023

DIEGO BAUTISTA

JODY L. BAUTISTA

MADISON STEWART

Village of Oak Lawn Real Estate Transfer Tax \$500 06376

Village of Oak Lawn Real Estate Transfer Tax \$300 05797

FIDELITY NATIONAL TITLE 1 of 2

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State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DIEGO BAUTISTA and JODY L. BAUTISTA, Husband and Wife and MADISON STEWART, a Single Woman, personally known to me to be the same person(s) whose name(s) 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 dated this 6th day of JUNE, 2023.



Loretta Doyle

Notary Public

For the premises commonly known as 7100 W. 95th STREET, UNIT 310
OAK LAWN, ILLINOIS 60453

Permanent Real Estate Index Number: 24-06-01-045-1038

Legal Description:

UNIT 310 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEXINGTON MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22788882, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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STORAGE SPACE #310

This instrument was prepared by:	Send subsequent tax bills to:	Mail recorded document to:
David Fewkes Walsh, Fewkes & Sterba 7270 W. College Drive Palos Heights, IL 60463	Erick Martinez 7100 W. 95 th St., Unit 310 Oak Lawn, IL 60453	Morton J. Rubin Rubin & Izadi Law, P.C. 3330 Dundee Road Northbrook, IL 60062