

23-40209

UNOFFICIAL COPY

Doc# 2317845126 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2023 11:39 AM Pg: 1 of 2

Dec ID 20230601655834
ST/CO Stamp 1-154-709-200 ST Tax \$235.00 CO Tax \$117.50

Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(S) Nicholas J. Brannigan, a married man of the City of Palos Heights, 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) Maria M. Bonilla Guzman, a married woman of 7225 W. 61st Pl., Summit, IL, 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.

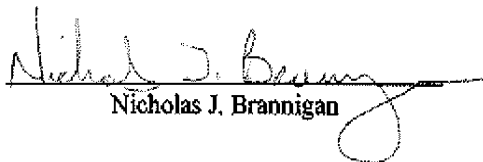
THIS IS NOT HOMESTEAD PROPERTY AS TO THE SELLER.

SUBJECT TO: General taxes for 2nd Installment 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 18-13-422-003-0000

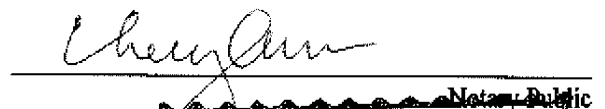
Address(es) of Real Estate: 7235 W. 61st Pl., Summit, IL 60501

The date of this deed of conveyance is June 21, 2023


Nicholas J. Brannigan

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 Nicholas J. Brannigan 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.

Subscribed and sworn to me on June 21, 2023


Cheryl Welsh
Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as: 7235 W. 61st Pl., Summit, IL 60501

Legal Description:

THE EAST 1/2 OF THE WEST 1/2 OF LOT 144 IN FREDERICK H. BARTLETT'S ARGO PARK SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

<p>This instrument was prepared by: Lynda Waddington 1111 Burlington Avenue, Suite 110 Lisle, IL 60532</p>	<p>Send subsequent tax bills to: Maria M. Bonilla Guzman 7235 W. 61st Pl. Summit, IL 60501</p>	<p>Mail recorded document to: Maria M. Bonilla Guzman 7235 W. 61st Pl. Summit, IL 60501 Mila Gloria Novak, PE 2300W Lake St Melrose Park IL 60160</p>
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