

# UNOFFICIAL COPY

## WARRANTY DEED Tenancy by the Entirety

Doc#: 2317806141 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/27/2023 11:18 AM Pg: 1 of 2

MAIL TO:

112 P123 92837

and  
~~Andrew Pearson  
and  
401 E. Business Center Drive, Suite #108  
Morton, Illinois, IL 60450~~

Dec ID 20230601638919  
ST/CO Stamp 1-527-102-160 ST Tax \$330.00 CO Tax \$165.00

### NAME & ADDRESS OF TAXPAYER:

Maximiliano Rodriguez and Socorro  
~~Velasquez Ortiz~~ Valazquez  
4048 Fern Avenue  
Lyons, IL 60534

GRANTOR(S), Martin R. Stidham and Barbara K. Stidham, husband and wife, of 4048 Fern Avenue, Lyons, IL 60534, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Maximiliano Rodriguez and Socorro ~~Velasquez Ortiz~~, a married couple, of 4850 W 24th Street, Cicero, IL 60804, as tenants by the entirety, all interest in the following described real estate situated in Cook County and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

Permanent Index No(s): 15-02-107-029-0000  
Property Address: 4048 Fern Avenue, Lyons, IL 60534

### SUBJECT TO:

(1) General real estate taxes for the year 2022 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and to have and to hold said premises as tenants by the entirety forever.

DATED this X 1<sup>st</sup> day of X June, 2023.

X Martin R. Stidham  
Martin R. Stidham

X Barbara K. Stidham  
Barbara K. Stidham

STATE OF Oklahoma COUNTY OF Tulsa ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Martin R. Stidham and Barbara K. Stidham, husband and wife, 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 individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 1<sup>st</sup> day of June, 2023

X [Signature]  
Notary Public



My commission expires X 13 sep 2025

Prepared by:  
Diaz Anselmo & Associates, LLC  
1771 West Diehl Road, Suite 120  
Naperville, IL 60563

Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

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## EXHIBIT A

THE NORTH 50 FEET OF LOT 11 IN H.O. STONE AND COMPANY'S 7TH ADDITION TO RIVERSIDE ACRES, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 2 AND THE NORTH LINE OF OGDEN AVENUE; THENCE EAST ALONG THE NORTH LINE OF OGDEN AVENUE 334.12 FEET; THENCE NORTH 662.29 FEET; THENCE EAST 332 FEET; THENCE NORTH TO THE SOUTH BANK OF SALT CREEK; THENCE WEST ALONG SAID SOUTH BANK OF SALT CREEK TO ITS INTERSECTION WITH THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2; THENCE SOUTH TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office