

# UNOFFICIAL COPY

Doc#: 2320713298 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/26/2023 12:34 PM Pg: 1 of 2

Dec ID 20230701667212  
ST/CO Stamp 1-695-379-920 ST Tax \$445.00 CO Tax \$222.50

## WARRANTY DEED

State of Illinois  
County of Cook

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THE GRANTORS, Augustine C. Kanu and Lovella D. Kanu, husband and wife, as tenants by the entirety, of the County of Cook, State of Illinois, in consideration of Ten Dollars and other good and valuable consideration in hand paid, convey and warrant to: Sergio Ramirez and Claudia Ramirez,

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois:

**LOTS 21 AND 22 IN BLOCK 7 IN JOHN C. WACHTER SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 3, 4, 5, 6, 11 AND 12 IN NICKERSON'S SUBDIVISION OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: all easements, conditions, covenants, restrictions of record, leases, all real estate taxes not due as of date of closing.

Permanent Real Estate Index Nos. 19-06-214-038-0000 and 19-06-214-039-0000  
Address of Property: 6436 41<sup>st</sup> Street, Stickney, I 60402

FIRST AMERICAN TITLE  
FILE # AF1036225  
10/2

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VILLAGE OF STICKNEY  
REAL ESTATE TRANSFER TAX

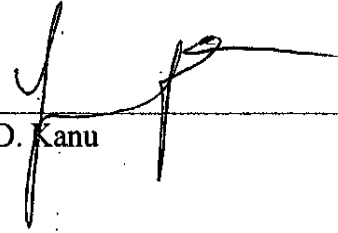
DATE 7.21.2023  
AMOUNT PAID \$ 2225

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Dated this 19 Day of July 2023



Augustine C. Kanu



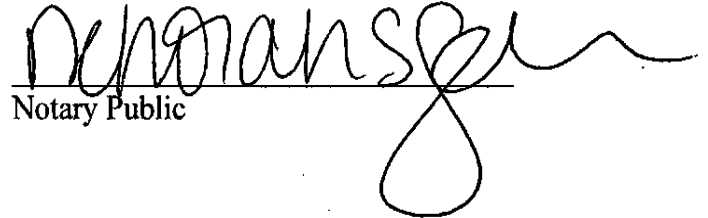
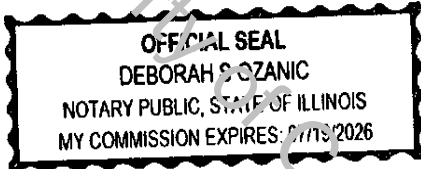
Lovella D. Kanu

State of Illinois, County of Kane:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above persons are personally known to me to be the same persons whose name subscribed to the foregoing Instrument, appeared before me this day in persons, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19 day of July, 2023.

(Seal)

  
Notary Public

**Prepared by:**

Christopher R. Karsten  
Karsten Law Offices, LLC  
155 N. Wacker Dr., Ste. 4250  
Chicago, IL 60606

**Mail to:**

Sergio Ramirez  
6436 41st Street  
Stickney, IL 60402

**Name and Address of Taxpayer:**

Sergio Ramirez  
6436 41st Street  
Stickney, IL 60402

COOK County Clerk's Office