

UNOFFICIAL COPY

WARRANTY DEED  
INDIVIDUAL TO INDIVIDUAL



Doc# 2320813117 Fee \$88.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/27/2023 12:15 PM PG: 1 OF 2

MAIL TO:

JOSEPH F. NERY Esq.  
Nery & Richardson, LLC  
4258 W. 63<sup>rd</sup> Street  
Chicago, Illinois 60629-5037

Chicago Title

736 NW 56611 WC NW 101 2024

**G.** GRANTOR, MICHAEL LALICH married to Laura Lalich, of the Village of Tinley Park, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEE, STEPHANIE ARIAS a single woman never married, and not a party to a "Civil Union" within the meaning of The Illinois Religious Freedom and Civil Union Act 750 ILCS §§ 750/1 et. seq. and LILIA ARIAS, a married woman 2952 E. 81<sup>st</sup> Place Chicago, Illinois 60617, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; Conditions covenants and restrictions of record; Building lines and easements if any, so long as they do not interfere with Grantee's 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 not as Tenants by the Entirety and and not as Tenants in common, but as *Joint Tenants* forever. This is not Homestead Property as to either Grantor or Grantor's spouse, Laura Lalich.

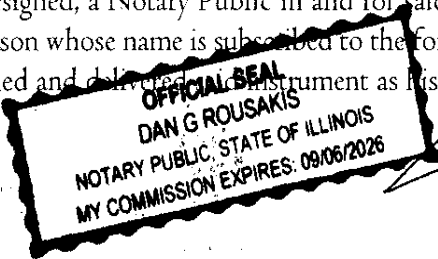
Permanent Index Number: 26-17-207-022-0000 Volume: 300  
Property Address: 10704 S. Avenue C Chicago, Illinois 60617

DATED this 23<sup>rd</sup> day of June 2023.

Michael Lalich

STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

The undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY, that the above named person whose name is subscribed to the foregoing instrument, appeared before me this day, and acknowledged that he signed sealed and delivered the instrument as his free and voluntary act for the uses and purposes therein set forth.



(SEAL)

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION



Order No.: 23GNW566111WC


For APN/Palce/ ID(s): 26-17-207-022-0000

LOT 2 IN BLOCK 6 IN STATE LINE PARK BEING PETER FOOTE'S SUBDIVISION IN THE  
NORTHEAST FRACTIONAL OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Document Prepared By:  
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River Forest, Illinois 60305  
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dan@rousakislaw.com

Future Tax Bills:  
STEPHANIE ARIAS  
10704 S. Avenue "C"  
Chicago, Illinois 60617

REAL ESTATE TRANSFER TAX		20-Jul-2023	
	COUNTY:		104.50
	ILLINOIS:		209.00
	TOTAL:		313.50
26-17-207-022-0000		20230601644593   0-981-701-072	

REAL ESTATE TRANSFER TAX		20-Jul-2023	
	CHICAGO:		1,567.50
	CTA:		627.00
	TOTAL:		2,194.50 *
26-17-207-022-0000		20230601644593   1-518-571-984	
* Total does not include any applicable penalty or interest due.			