

# UNOFFICIAL COPY

Doc#: 2320913222 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/28/2023 12:10 PM Pg: 1 of 3

## WARRANTY DEED

THE GRANTOR, Maria Cannella, a  
Widow of the City of Chicago,  
County of Cook, State of Illinois,  
in consideration of the sum of Ten  
(\$10.00) DOLLARS, and other  
valuable considerations in hand paid  
CONVEYS AND WARRANTS to:

Dec ID 20230701677532  
ST/CO Stamp 0-089-485-776 ST Tax \$560.00 CO Tax \$280.00  
City Stamp 0-644-248-016 City Tax: \$5,880.00

Alfredo Vivas of 575913 S Nashville (This space is for Recorder's Use Only)  
Chicago, Illinois 60638

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See  
Next Page for Legal Description) hereby releasing and waiving all rights under and by virtue of the  
Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General Taxes for 2022 and  
subsequent years and covenants and restrictions of record.

Permanent Real Estate Index Number(s): 19-18-126-044-0000 and 19-18-126-045-0000  
Address(es) of Real Estate: 5856 S. Nordica Ave, Chicago, Illinois 60638

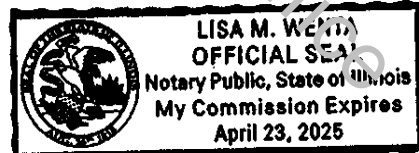
DATED this 20th day of July, 2023

Maria Cannella  
Maria Cannella

State of Illinois  
County of Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that  
Maria Cannella personally known to me to be the same person whose name is subscribed to the foregoing  
instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the  
said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and  
waiver of the right of homestead.

IMPRESS SEAL HERE



Given under my hand and official seal, this 20th day of July, 2023

Commission expires: 4/23/25

Lisa M. Wentz  
NOTARY PUBLIC

FIDELITY NATIONAL TITLE 0C23010794 log 2

# UNOFFICIAL COPY

**LEGAL DESCRIPTION of the premises commonly known as 5856 S. Nordica Ave.  
Chicago, Illinois 60638:**

**LOTS 1 AND 2 IN CANNATA'S NORDICA AVENUE RESUBDIVISION OF THE SOUTH 1/2 OF  
LOT 5 IN BLOCK 95 IN FREDERICK H. BARTLETT'S SIXTH ADDITION TO BARTLETT  
HIGHLANDS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.**

**Mail Deed**

Al Vivas  
5856 S. Nordica Ave.  
Chicago Il 60638

**Send Tax Bill:**

Alfredo Vivas  
5856 S. Nordica Ave.  
Chicago, Illinois 60638

**This Deed prepared by Michael J. Laird of Michael J. Laird & Associates 6537 West  
Archer Ave. Chicago, Il. 60638**

CLERK OF COOK COUNTY Clerk's Office

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

25-Jul-2023



<b>COUNTY:</b>	280.00
<b>ILLINOIS:</b>	560.00
<b>TOTAL:</b>	840.00

19-18-126-044-0000

| 20230701677532 | 0-089-485-776

**REAL ESTATE TRANSFER TAX**

25-Jul-2023



<b>CHICAGO:</b>	4,200.00
<b>CTA:</b>	1,680.00
<b>TOTAL:</b>	5,880.00 *

19-18-126-044-0000 | 20230701677532 | 0-644-248-016

\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office