## **UNOFFICIAL COPY**

## WARRANTY DEED

MAIL TO:

David D. Gorr, Esq.
David D. Gorr & Associates
2539 North Kedzie Avenue - Suite 6
Chicago, IL 60647

NAME & ADDRESS OF TAXPAYER:

Bianca Montoya 2141 South Fairfield Avenue Chicago, IL 60608 Doc#. 2321429080 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 08/02/2023 10:21 AM Pg: 1 of 2

Dec ID 20230701674032

ST/CO Stamp 1-465-606-608 ST Tax \$325.00 CO Tax \$162.50

City Stamp 1-641-210-320 City Tax: \$3,412.50

THE GRANTORS, Scott T. Fischer, unmarried, Kathy Fischer and John Fischer, husband and wife, for and in consideration of Ten and Nor150 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Bianca Montoya, individually, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 17 IN BLOCK 7 IN MCMAHAN S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-24-422-017-0000

Property Address: 2141 South Fairfield Avenue, Chicago, IL 55008

This is not homestead property as to Kathy Fischer or John Fischer.

Subject only to the following, if any: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

236ND 612677 PK Chicago Title 193

AL ESTATE TRANSFER		18-Jul-2023	
AL ESTATE	TRANSFER TA	COUNTY:  LLINOIS:   TOTAL:	162.50 325.00 487.50
16-24-422-	017-0000	20230701674032	1-465-606-608

REAL ESTATE TRANS	18-Jul-2023	
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *
16-24-422-017-0000	20230701674032	1-641-210-320
Tetal does not include		

## **UNOFFICIAL COPY**

We, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott T. Fischer, individually, Kathy Fischer and John Fischer, husband and wife, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of their right of homestead.

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

NOTARY PUBLIC

My commission expires: 17-20-2025

NICK KLUGGER
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 20, 2025

COUNTY-ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER: James F. Tozzi 55 West Monroe Street Suite 3700 Chicago, Illinois 60603