

1/2 23-21308

# UNOFFICIAL COPY

## WARRANTY DEED (Illinois)

Doc#: 2322340137 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/11/2023 10:01 AM Pg: 1 of 3

Dec ID 20230701673004  
ST/CO Stamp 0-777-247-184 ST Tax \$300.00 CO Tax \$150.00

**THIS INDENTURE, Made by GRANTOR, RODOLFO SOSA, an unmarried person, of the Village of Worth, and State of Illinois, and in and consideration of TEN AND 00/100 DOLLARS and other good considerations in hand paid, CONVEYS AND WARRANTS TO GRANTEE, GERARDO VARGAS, an unmarried person, of 927 W. 33<sup>rd</sup> Place, Unit 1, Chicago, Illinois 60608, the following described Real Estate situated in the County of COOK, in the State of Illinois, to-wit:**

**LEGAL DESCRIPTION: (SEE ATTACHED EXHIBIT "A")**

**PERMANENT REAL ESTATE INDEX NUMBER: 24-18-422-013-0000**

**ADDRESS OF REAL ESTATE: 10800 S. NASHVILLE AVENUE  
WORTH, ILLINOIS 60482**

**SUBJECT TO: General taxes for the years 2022, 2023 and subsequent years. Covenants, conditions and restrictions of record.**

**TO HAVE AND TO HOLD the above granted premises forever, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.**

**IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 1<sup>st</sup> day of Aug, 2023.**



**RODOLFO SOSA**



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## EXHIBIT "A" Legal Description

LOT 13 IN PEAK'S PARKVIEW SUBDIVISION, A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY IN DEED RECORDED AUGUST 4, 2006 AS DOCUMENT NUMBER 0621646121, DESCRIBED AS FOLLOWS:

A PART OF LOT 13 IN PEAK'S PARKVIEW SUBDIVISION, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE TORRENS PLAT THEREOF RECORDED OCTOBER 29, 1939 AS DOCUMENT NUMBER T1893705, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13, THENCE SOUTH 87 DEGREES 53 MINUTES 22 SECONDS WEST (THIS AND ALL SUBSEQUENT BEARINGS BASED ON THE ILLINOIS COORDINATE SYSTEM OF 1983, EAST ZONE), 140.57 FEET ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING; THENCE SOUTH 06 DEGREES 10 MINUTES 10 SECONDS EAST, 60.14 FEET TO THE SOUTH LINE OF SAID LOT 13; THENCE SOUTH 87 DEGREES 53 MINUTES 44 SECONDS WEST, 12.96 FEET ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF SAID LOT 13 AND THE EASTERLY RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY; THENCE NORTH 12 DEGREES 15 MINUTES 26 SECONDS WEST, 60.94 FEET ALONG SAID WESTERLY LINE OF SAID LOT AND ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTH LINE OF SAID LOT 13; THENCE NORTH 87 DEGREES 53 MINUTES 22 SECONDS EAST, 19.44 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 972 SQUARE FEET, OR 0.022 ACRES, MORE OR LESS.

Cook County Clerk's Office