UNOFFICIAL CO Nr 23-21308

WARRANTY DEED (Illinois)

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, 33rd Place, Unit 1. Chicago, Illinois 60608, tee following

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

described Real Estate situate 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. MASHVILLE AVENUE

WORTH, IJ.I INOIS 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 ha	s hereunto set his	hand and	i e.e! this _	150	day
of	AVC.	, 2023.		1	(C)		
				1/	6		

UNOFFICIAL COPY

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RODOLFO SOSA is 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 acknowledge that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal, this	/ * day of	AV6	, 2023.
COMMISSION EXPIRES.		Fully m	Jacensel
	S NOTARY PUBL	M. VACO RELIGIONS ON EXPIRES 3/31/2027	

AFTER RECORDING SEND TO:

SEND SUBSEQUENT TAX BILLS TO:

GERARDO VARGAS 10800 S. NASHVILLE AVE. WORTH, IL 60482

Village of Worth , Cook County, IL All Fines Paid in Full 24-18-422-013-0000

07/28/2023

Clort's Office

THIS INSTRUMENT WAS PREPARED BY:

ANTHONY M. VACCARELLO ATTORNEY AT LAW 107 TIMBER EDGE LN. PALOS PARK, IL 60464

2322340137 Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT "A"
Legal Description

LOT 13 IN PEAK'S PARKVIEW SUBDIVISION, A SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST CHARTER 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 0821646121, DESCRIBED AS FOLLOWS:

A PART OF LOT 13 IN PEAKS 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 MEPAYAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE TORRENS PLAT THEREOF RECORDED OCTUPER 29, 1859 AS DOCUMENT NUMBER T1893705, IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ELINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNES OF SAID LOT 13, THENCE SOUTH 87 DEGREES 53 MINUTES 22 SECONDS WEST (THIS AND ALL SUBSECIENT 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 LOW 13 AND THE EASTERLY RIGHT OF WAY LINE OF THE TRI-STATE TOLLWAY; THENCE NORTH 12 DEGREES 15 MINUTES 26 SECONDS WEST, 50.94 FEET ALONG SAID WESTERLY LINE OF SAID LOT AND ALLING SAID EASTERLY RIGHT OF WAY LINE TO THE NORTH LINE OF SAID LOT 13; THENCE WORTH 87 DEGREES 53 MINUTES 22 SECONDS EAST, 19.44 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINN P.C. CONTAINING 972 SQUARE FEET, OR 0.022 ACRES, County Clark's Office MORE OR LESS.