

UNOFFICIAL COPY

23-65771
SPECIAL WARRANTY DEED
ILLINOIS

Doc#: 2322713298 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/15/2023 12:31 PM Pg: 1 of 3

Dec ID 20230701671576
ST/CO Stamp 2-091-612-624 ST Tax \$225.00 CO Tax \$112.50

This instrument was prepared by:
Mark J. Grotto, Esq.
Grotto Law Offices, LLC
711 W Gordon Ter Unit 818
Chicago, Illinois 60613

THE GRANTOR **MICHAEL S. NAHRA**, married to Natasha Powers, of 123 Hickory Ave, Streamwood, IL, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, does hereby GRANT, BARGAIN, SELL, CONVEY and SPECIALLY WARRANT unto THE GRANTEES **ROMAN A. GOMEZ MENDOZA**, a single person and not a party to a civil union, and **BENITA URCIAGA**, a married person, of 1005 Argyle St Apt 3B, Bensenville, IL, ~~not as Joint Tenants, but as TENANTS IN COMMON~~; all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 14 IN BLOCK 12 IN STREAMWOOD UNIT #4, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED APRIL 7, 1958 AS DOCUMENT 17188252

Permanent Real Estate Index Number(s): 06-23-306-012-0000
Address of Real Estate: 123 Hickory Ave, Streamwood, IL 60107

SUBJECT TO the following, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby waiving and releasing any and 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 joint tenants, but as tenants in common forever.

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The date of this deed of conveyance is Dated this 20th day of July, 2023.

[Signature]
Michael S. Nahra

[Signature]
Natasha Powers, signing this instrument
for the sole purpose of waiving and
relinquishing any and all homestead
rights

State of Illinois)
County of Cook) SS.

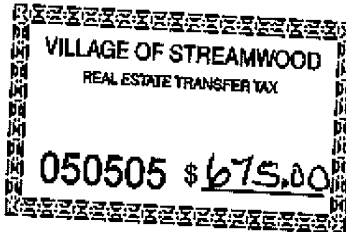
The undersigned, a notary public in and for the above county and state, DOES HEREBY CERTIFY that Michael S. Nahra and Natasha Powers, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me
this 20th day of July, 2023.



[Signature]
Notary Public

Doma Insurance Agency of Illinois, Inc.
Commitment No.: 23-65771



Send subsequent tax bills to:
Roman A. Gomez
Berita Urciaga
123 Hickory Ave
Streamwood, IL 60107

Mail recorded document to:
Hamilton & Antonsen, Ltd.
3290 Executive Dr Ste 101
Joliet, IL 60431

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EXHIBIT A

Legal Description:

BLOCK 12 IN STREAMWOOD UNIT #4, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED APRIL 7, 1958 AS DOCUMENT 17188252

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