

UNOFFICIAL COPY

Doc#. 2324941101 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2023 11:47 AM Pg: 1 of 3

Dec ID 20230701678621
ST/CO Stamp 1-890-366-928 ST Tax \$173.00 CO Tax \$86.50
City Stamp 1-353-496-016 City Tax: \$1,816.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

John M. McClain
P.O. Box 09079
Chicago, IL 60609

(The Above Space for Recorder's Use Only)

THE GRANTOR John M. McClain, of P.O. Box 09079, Chicago, IL 60609 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Ariadne Ortiz, a single woman of Cook County, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

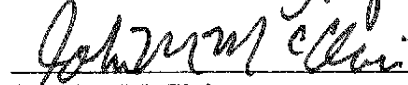
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 19-24-207-018-0000

Property Address: 6351 S Artesian, Chicago, IL 60629

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: 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.

Dated this 28th day of Aug, 2023.



John M. McClain

Chicago Title

2365C050137 HA

10/3

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John M. McClain 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 he signed, sealed and delivered in the 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 notarial seal, this 28th day of August, 2023.



Theresa W. Ferrell

Notary Public

THIS INSTRUMENT PREPARED BY
Marques A Eason
THE MARQUES EASON LAW GROUP
10231 South Western Avenue, 1st Floor
Chicago, IL 60643

MAIL TO:

ANTHONY N. PANZICA
2510 W. IRVING PARK RD.
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Ariadne Ortiz
6351 S Artesian
Chicago, IL 60629

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EXHIBIT A LEGAL DESCRIPTION

LOT 23 IN BLOCK 9 IN COBE AND MCKINNON'S 63RD STREET SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office