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Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2023 10:41 AM Pg: 1 of 2

PREPARED BY:

John R. Carrozza
The Law Office of John R. Carrozza, P.C.
2715 N. Thatcher Avenue
River Grove, IL 60171

Dec ID 20230801699420
ST/CO Stamp 2-016-429-520 ST Tax \$172.00 CO Tax \$86.00
City Stamp 0-665-011-664 City Tax: \$1,806.00

(Above Space for Recorder's use only)

WARRANTY DEED

The Grantor(s), Chicago Property Associates, LLC, by their Manager: Christopher Amatore, whose address is: 7118 S. Yates Blvd., Chicago, IL 60649, in the County of Cook, in the State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the company in hand paid, CONVEY(S) and WARRANT(S) to the Grantee(s) MONICA FIGUEROA, unmarried woman who has the address of: 1720 N. Drake Avenue, Chicago, IL 60647 all interest in the real estate legally described as follows, to wit: # L.

LOT 10 IN VAN BEZEY'S SUBDIVISION OF LOTS 24 THROUGH 41, INCLUSIVE, OF VAN WYCK'S SUBDIVISION OF BLOCK 15 OF W.J. MORTON'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Premises commonly known as: 423 N. Lawndale Avenue, Chicago, IL 60624-1223
Property Index Number (P.I.N.): 16-11-132-015-0000

SUBJECT TO THE FOLLOWING RESTRICTIONS: (a) All real estate taxes and assessments not yet due and payable; (b) special assessments confirmed after the contract date; (c) building line and occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) if applicable, party wall rights and agreements, terms, provisions, covenants and conditions of the declaration of condominium, if any, including any and all amendments thereto, any easements established or implied from the declaration or amendments thereto and any limitations imposed by the Illinois Condominium Property Act; (f) condominium or homeowner assessments, if any; and (g) all matters of record;

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises IN FEE SIMPLE ABSOLUTE, forever.

Dated this 14 day of August, 2023.


Christopher Amatore as Manager of
CHICAGO PROPERTY ASSOCIATES, LLC

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that CHRISTOPHER AMATORE, 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 has 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 notary seal, this 14 day of August, 2023.


Notary Public

AFTER RECORDING RETURN TO:

Monica L. Figueroa
4031 Schillinger Dr.
Naperville, IL 60564



SEND SUBSEQUENT TAX BILLS TO:

Monica L. Figueroa
4031 Schillinger Dr.
Naperville, IL 60564

Notary of Cook County Clerk's Office