

UNOFFICIAL COPY

Doc#: 2325013474 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2023 03:24 PM Pg: 1 of 3

Dec ID 20230901616226
ST/CO Stamp 0-127-235-536 ST Tax \$453.00 CO Tax \$226.50
City Stamp 1-005-745-616 City Tax: \$4,756.50

23-71185

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTOR(S), Gilberto Garcia and Katherine Garbacz, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Rachel E. Beham, of the City of Chicago, of the County of Cook, State of Illinois all right, title, and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*unmarried


See Exhibit "A" attached hereto and made a part hereof

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.


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

Permanent Real Estate Index Number: 17-04-113-100-1069
Address of Real Estate: 714 W. Evergreen Ave., Unit A, Chicago, Illinois 60610.

Dated this 24 day of August, 2023



Gilberto Garcia



Katherine Garbacz

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gilberto Garcia personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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.

Given under my hand and official seal, this 24th day of August, 20 23

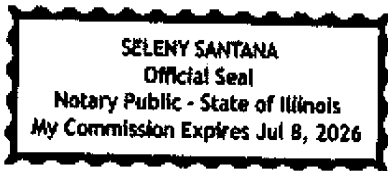


[Signature] (Notary Public)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Katherine Garbacz personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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.

Given under my hand and official seal, this 24th day of August, 20 23



[Signature] (Notary Public)

Prepared by:
Sylvia A. Foggetti
4631 N. Lincoln Avenue
Chicago, Illinois 60625

Grantees Address
Mail To: -and-

Name and Address of Taxpayer:
Rachel E. Beham
714 W. Evergreen Ave., Unit A
Chicago, Illinois 60610

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15827-23-71185-IL

Property Address: 714 W. Evergreen Ave., Unit A, Chicago, IL 60610

Parcel ID: 17-04-113-100-1069

UNIT 714-A IN NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 2, 4 THROUGH 25, 27 THROUGH 30, AND 33 THROUGH 38 IN NORTH TOWN VILLAGE, BEING A SUBDIVISION OF PART OF VARIOUS LOTS, BLOCKS, STREETS AND ALLEYS IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR NORTH TOWN VILLAGE CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010906035, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office