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WARRANTY DEED STATUTORY (Illinois)

Doc#: 2325513109 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 08:48 AM Pg: 1 of 3

Mail to:

Dec ID 20230801613757
ST/CO Stamp 0-286-199-248 ST Tax \$78.00 CO Tax \$39.00

Ruben Herrera
4432 W. 81st Pl
Chicago, IL 60652

Name and Address of
Taxpayer:

Ruben Herrera
4432 W 81st Pl
Chicago, IL 60652

THE GRANTOR, **LINDA KEEL**, divorced and not since remarried of 12556 Fairview Av., Unit 2D, Blue Island, IL 60406, in consideration of TEN AND NO/00 DOLLARS, and other good and valuable consideration in hand paid CONVEYS and WARRANTS to **RUBEN HERRERA** of 8629 S. Kolin Av., Chicago, IL 60652, TO HAVE AND TO HOLD FOREVER the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO

COMMONLY KNOWN AS: 12556 FAIRVIEW AV., UNIT 2D, BLUE ISLAND, IL. 60406
PERMANENT INDEX NO: 24 25 415 017 1044

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 real estate taxes for the years 2022 and subsequent years

DATED this 30 day of August, 2023.

Linda Keel (SEAL)
LINDA KEEL

Chicago Title
Z3CJC01353944
10/1

THIS INSTRUMENT WAS PREPARED BY:

JOHN M. MORRONE, Attorney at Law
12820 South Ridgeland Ave., Unit C, Palos Heights, IL 60463

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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, DO HEREBY CERTIFY that LINDA KEEL is personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 30 day of August, 2023.

Commission expires: Jan 2 2026

Dianne L Kelly

IMPRESS SEAL HERE:



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EXHIBIT A LEGAL DESCRIPTION

UNIT 2-D IN BUILDING 2 IN THE NASSAU TERRACE CONDOMINIUMS AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 25TH DAY OF MARCH, 1980 AS DOCUMENT NO. 3152363, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES:

LOT 10 (EXCEPT THE NORTH 6 INCHES THEREOF) AND ALL OF LOTS 11, THROUGH 15, BOTH INCLUSIVE, IN BLOCK 1 OF RESUBDIVISION OF LOTS 1 TO 27, BOTH INCLUSIVE, IN BLOCK 3 AND LOTS 1 TO 20, BOTH INCLUSIVE, IN LOT 4 IN HARMON AND YOUNG'S SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE VACATED ALLEYS LYING SOUTH OF AND ADJOINING LOTS 1 TO 7, BOTH INCLUSIVE, IN BLOCK 3 AND THE ALLEY LYING NORTH OF AND ADJOINING LOTS 21 TO 27, BOTH INCLUSIVE, IN BLOCK 3 AND THE ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 TO 7, BOTH INCLUSIVE, IN BLOCK 4, ALL IN COOK COUNTY, ILLINOIS.

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