

UNOFFICIAL COPY

81289
WARRANTY DEED
STATUTORY (ILLINOIS)
INDIVIDUAL TO INDIVIDUAL

Doc#: 2326313144 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/20/2023 10:56 AM Pg: 1 of 3

Dec ID 20230901627206
ST/CO Stamp 1-981-373-904 ST Tax \$350.00 CO Tax \$175.00
City Stamp 0-005-234-128 City Tax: \$3,675.00

Above Space for Recorder's Use Only

and

THE GRANTOR(S), JOSEPH A. SEGRETI ~~and~~ LORALEE A. SEGRETI, husband and wife of Chicago, County of Cook, State of Illinois and in Consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to RIGOBERTO HERNANDEZ and CORA GARCIDUENAS, of Chicago IL, ownership:

Nieto

* husband and wife of
3847 N. Kedzie

- Sale/individual ownership;
- Tenants in Common;
- Not as Tenants in Common, but as Joint Tenants;
- Tenancy by the Entirety

All interests in the following description Real Estate situated in the County of Cook, State of Illinois

As per attached Exhibit "A"

2023

SUBJECT TO: General taxes for 2022 and subsequent years;

Permanent Index Number (PIN): 12-24-109-016-0000 ✓

Address(es) of Real Estate: 3614 N. Oriole, Chicago, IL 60634

Dated: 8/28, 2023

Joseph A. Segreti
JOSEPH A. SEGRETI

Loralee A. Segreti
LORALEE A. SEGRETI

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State of ILLINOIS)
) ss.
County of COOK)

I, the undersigned, a Notary Public in and for said County of COOK, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH A. SEGRETI and LORALEE A. SEGRETI appeared before me this day in person, and acknowledge 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 28th day of Aug., 2023.

Commission expires:



Michael V. Favla
Notary Public

This instrument was prepared by Michael V. Favla, Attorney at Law, 3315 ALGONQUIN, SUITE 405, ROLLING MEADOWS, IL 60008

Mail recorded Deed to:
Dreyfus Law Group
2040 N. Harlem Ave
Elmwood park, IL 60707

Mail Tax Bill to:
Rigoberto Hernandez Nieto
Cora A. Garciduenas
3614 N. Oriole
Chicago, IL 60634

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LOT 8 IN BLOCK 6 IN VOLK BROTHERS' MAHLER ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4, NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 12-24-109-016-0000

C/K/A 3614 N ORIOLE AVENUE, CHICAGO, IL 60634

Property of Cook County Clerk's Office

HERITAGE TITLE COMPANY
5819 W LAWRENCE AVE
CHICAGO, IL 60630