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WARRANTY DEED

Doc#: 2326513275 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2023 12:26 PM Pg: 1 of 3

Dec ID 20230901625395
ST/CO Stamp 0-703-725-008 ST Tax \$605.50 CO Tax \$302.75
City Stamp 0-051-117-520 City Tax: \$6,357.75

This agreement, made this 8th day of September, 2023, between **Julio W Giron, Blanca E Giron**, married at 879 N. Richmond St., Chicago Illinois, party of the first part, AND **Siyu Dong**, a MARRIED WOMAN of CHICAGO, Illinois party of the second part

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the parties of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to her heirs and assigns, FOREVER as :

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all the following described real estate, situated and described as follows, to wit:


LEGAL DESCRIPTION: SEE ATTACHED EXHIBIT A

COMMONLY KNOWN AS: 879 N Richmond St, Chicago, IL 60622

PIN: 16-01-324-002-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2022 and subsequent years.

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


Julio W Giron


Blanca E Giron

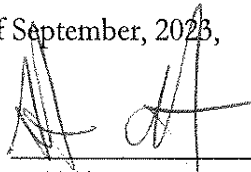
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

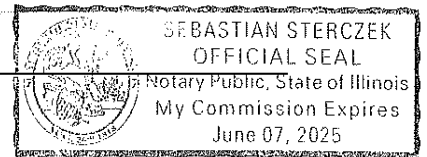
I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Julio W Giron, Blanca E Giron**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that as such, they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of September, 2023,

Commission expires June, 2025.



NOTARY PUBLIC



This instrument prepared by: Whitacre & Sieranczuk LTD., 900 Jorie Blvd. Suite 200 Oak Brook IL 60523

MAIL TO:

KASHKEESH LAW
9501 W 144TH ST, SUITE 303
ORLAND PARK, IL 60462

SEND SUBSEQUENT TAX BILLS TO:

9140 DONG
879 N. RICHMOND ST
CHICAGO, IL 60626

Recorder's Office Box No. _____

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

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EXHIBIT A

Legal:

THE SOUTH 20 FEET OF LOT 2 AND THE NORTH 10 FEET OF LOT 3 IN BLOCK 1 IN
R.B WILEY'S
SUBDIVISION OF BLOCK 8 IN CLIFFORD'S ADDITION TO CHICAGO, SAID ADDITION
BEING A SUBDIVISION
OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF THE SOUTH
EAST 1/4 THEREOF) OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

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