

# UNOFFICIAL COPY

**After recording return to:**

JUAN A. AND ROSEANGELA RIVERA  
6265 N. NORTHWEST HWY, UNIT C  
CHICAGO, IL 60631

Doc#: 2331813131 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/14/2023 12:11 PM Pg: 1 of 2

Dec ID 20231101667917  
ST/CO Stamp 0-018-167-760 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 0-614-193-104 City Tax: \$2,625.00

**Mail tax bill to:**

JUAN A. AND ROSEANGELA RIVERA  
6265 N. NORTHWEST HWY, UNIT C  
CHICAGO, IL 60631

ATA / GMT Title Agency  
175 E. Hawthorn Parkway, Suite 135  
Vernon Hills, IL 60061

File # 2389 271-IL

## Warranty Deed

*Above Space for Recorder's Use Only*

THE GRANTOR(S), **RYANNE MARCH AND JAMES MARCH, BEING THE SOLE HEIRS AND LEGATEES OF THE ESTATE OF MAUREEN T. O'NEILL F/K/A MAUREEN T. MARCH**, of the State of Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS TO JUAN A. RIVERA\* AND ROSEANGELA RIVERA, An unmarried woman, as joint tenants,** of 1906 N. Lowell Avenue, Chicago, Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

THE NORTHEASTERLY 19.42 FEET OF THE SOUTHWESTERLY 78.59 FEET OF LOT 22 AND THE NORTHWESTERLY 9.50 FEET OF THE SOUTHEASTERLY 28.50 FEET, AS MEASURED ON THE NORTHEASTERLY LINE THEREOF OF THE NORTHEASTERLY 20 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTHEASTERLY LINE THEREOF, OF LOT 22 IN BLOCK 67 IN WILSON'S RESUBDIVISION OF BLOCKS 60 AND 67 AS PLATTED AND SUBDIVIDED BY NORWOOD LAND AND BUILDING ASSOCIATION AND BEING A SUBDIVISION OF PART OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-06-103-043-0000

Address of Real Estate: 6265 N. Northwest Hwy., Unit C, Chicago, Illinois 60631

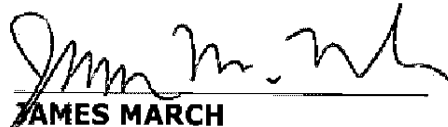
hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. SUBJECT TO, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

\*An unmarried man

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Dated this 2nd day of NOVEMBER, 2023.

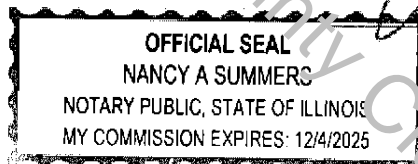
  
\_\_\_\_\_  
**RYANNE MARCH** (SEAL)

  
\_\_\_\_\_  
**JAMES MARCH** (SEAL)

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 RYANNE MARCH AND JAMES MARCH, personally known to me to be the same persons whose names 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  day of NOVEMBER, 2023.



\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY: **Nancy A. Summers, 100 S. State Street, Suite 424, Chicago, IL 60603**