

UNOFFICIAL COPY

Doc#: 2331833426 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2023 03:50 PM Pg: 1 of 3

Dec ID 20231101664905
ST/CO Stamp 1-196-046-288 ST Tax \$188.00 CO Tax \$94.00

WARRANTY DEED

THE GRANTOR(s)

(The space above for Recorder's use only)

Charles K. France, an unmarried man, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to Yamel Ashley Rivera and Carlos Casas Jr., in the following described Real Estate situated in Cook County, Illinois, commonly known as 4571 W. 88th Place, Hometown, IL 60456, legally described as:

LOT 1243, IN J.E. MERRION AND CO'S HOMETOWN UNIT NO. 5, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY ON JANUARY 9, 1952 AS DOCUMENT NO. 15250685 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY ON JANUARY 9, 1952 AS DOCUMENT NO. 1386241.

Permanent Index Number (PIN): 24-03-128-059-0000

Address(es) of Real Estate: 4571 W. 88th Place, Hometown, IL 60456

The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2022 and subsequent years

OC23017092
FIDELITY NATIONAL
TITLE

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Dated this 2 day of November, 2023.

Charles K. France (SEAL)
Charles K. France

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 Charles K. France is personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 2 day of November, 2023.



Daniel J. Farrell
NOTARY PUBLIC
Commission expires 1/11/27

This instrument was prepared by: Law Office of Farrell & Farrell, Ltd., 4550 W. 103rd Street, Suite 202, Oak Lawn, IL 60453

MAIL TO:

~~Kayli Arellano
5521 N. Cumberland Ave., Suite 1120
Chicago, IL 60656~~

GRANTEE'S ADDRESS

SEND SUBSEQUENT TAX BILLS TO:

Yamel Ashley Rivera & Carlos Casas Jr.
4571 W. 88th Pl.
Hometown, IL 60456

Yamel Ashley Rivera + Carlos Casas Jr.
4571 W. 88th Pl., Hometown, IL 60456

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REAL ESTATE TRANSFER TAX

08-Nov-2023



COUNTY:	94.00
ILLINOIS:	188.00
TOTAL:	282.00

24-03-128-059-0000

| 20231101664905 | 1-196-046-288

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