

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2334133264 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2023 12:27 PM Pg: 1 of 3

Dec ID 20231201686098
ST/CO Stamp 0-067-272-656 ST Tax \$775.00 CO Tax \$387.50
City Stamp 1-375-764-432 City Tax: \$8,137.50

FIRST AMERICAN TITLE
FILE # AF1039654

Preparer File: AF1039654

THE GRANTOR(S) Bill Martinez, a married man and Roger Delgado, an unmarried man of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Fedrick Finjap, an unmarried man, ~~as his sole and separate property~~, of Chicago, IL of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

** as to an undivided 80% Interest, and as to a Lee, an unmarried woman, as to an undivided 20% Interest, as Tenants in common*
See Exhibit "A" attached hereto and made a part hereof

This is NOT homestead property.

SUBJECT TO: Covenants, conditions, and restrictions of record, Private, public, and utility easements and roads and highways; General taxes for the year 2023 and subsequent years

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


Permanent Real Estate Index Number(s): 14-07-325-033-0000

Address(es) of Real Estate: 4828 North Damen Avenue
Chicago, Illinois 60625

Dated this 4th day of December 2023.



Bill Martinez



Roger Delgado



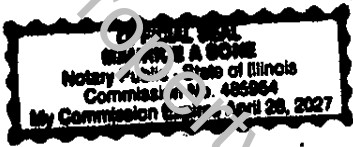
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Title Insurance Company

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STATE OF ILLINOIS, COUNTY OF COOK: SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bill Martinez and Roger Delgado, personally known to me to be the same person(s) whose name(s) 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 4th day of December 2023.



[Signature]

Notary Public

Prepared by:
Law Offices of Maurice A. Sone, P.C.
831 N. Ashland Avenue
Chicago, IL 60622

Mail to:
Otto & Settanni, P.C.
3 South Prospect Avenue Suite 206
Park Ridge, IL 60068

Name and Address of Taxpayer:
Fedrick Finjap
4828 North Damen Avenue
Chicago, IL 60625

PROPERTY OF COOK COUNTY CLERK'S OFFICE



First American
Title Insurance Company

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 12 IN BLOCK 2 IN CULVER'S PARK, A SUBDIVISION OF LOTS 1 AND 2 OF MARBACH AND OTHERS SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (BEING THE EAST 1/ 2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4), IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-07-325-033-0000

Property Address: 4828 North Damen Avenue, Chicago, Illinois 60625

Property of Cook County Clerk's Office