

UNOFFICIAL COPY

Doc#: 2334206041 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2023 09:23 AM Pg: 1 of 3

Dec ID 20231201685639
ST/CO Stamp 0-529-235-920 ST Tax \$75.00 CO Tax \$37.50

230507900020P
**WARRANTY DEED
STATUTORY**

MAIL TO:
JUAN D Aldape-Chavez &
Edgar Aldape Chavez
23015 Lahon Rd
Steger IL 60475

NAME AND ADDRESS OF
TAXPAYER:

Juan D Aldape Chavez &
Edgar Aldape Chavez
23015 Lahon Rd Steger, IL
60475

THE GRANTORS: George F. Dietz, not individually, but as Trustee of The George F. Dietz Living Trust dated December 16, 2019, of 8103 W. Magnolia Dr., Frankfort, IL. and in consideration of TEN AND 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid; CONVEYS and WARRANTS to Juan D. Aldape-Chavez and Edgar Aldape-Chavez ^{married man} ^{married man} JOINT TENANTS all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

#06 23015 Lahon Rd. Steger, IL 60475

See Exhibit A

Permanent Index Number: 32-34-306-012-0000
32-34-306-012-0000

Property Address: 23015 Lahon Rd., Steger, IL 60475-5925

Subject to: (1) Real estate taxes for the year(s) 2023 and subsequent years; and (2) covenants, conditions, restrictions and easements of record, and schedule B exceptions.

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

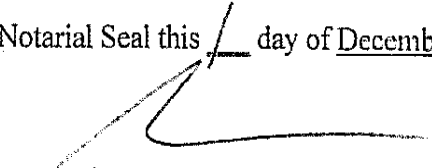
Dated 12/1, 2023.

George F. Dietz
George F. Dietz, Trustee of the George F. Dietz Living Trust dated December 16, 2019.

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I, the undersigned, a Notary Public, in and for said County, in the State aforesaid DO HEREBY CERTIFY THAT George F. Dietz, not individually, but as Trustee personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 1 day of December, 2023.



Notary Public



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MUNICIPAL/CITY TRANSFER STAMP

COOK COUNTY TRANSFER STAMP
(if required)

EXEMPT UNDER provisions
of Section 31-45 paragraph E
of the Real Estate Transfer
Tax Law.

Dated: _____, 2023

Shawn H. Heffernan, Attorney

This Instrument was prepared by:
Shawn H. Heffernan
15127 S. 73rd Ave Suite H2
Orland Park, Il 60462
708.532.3200

Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC790002OP

For APN/Parcel ID(s): 32-34-306-012-0000 and 32-34-306-013-0000

LOT 29 AND 30 IN ARTHUR T. MCINTOSH AND CO'S MILLER WOODS, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office