

UNOFFICIAL COPY

Doc#: 2334541088 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/11/2023 12:57 PM Pg: 1 of 2

Dec ID 20231201689583
ST/CO Stamp 0-982-843-440 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-788-149-808 City Tax: \$3,675.00

File No: 302575
Grantor's Loan No. _____

Prepared by: Sarah Cordell, Esq., Cordell Law LLC, Illinois Bar No. 6305565, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

After Recording, Send to: Josue Barraza and Jaziel Sanchez
725 North Latrobe Avenue, Chicago, IL 60644

Mail Tax Statements To: **Josue Barraza and Jaziel Sanchez:**

Parcel Number: 16-09-106-012-0000

GENERAL WARRANTY DEED

J.A.M ENTERPRISE, OF IL INCORPORATED, ("Grantor"), of 418 S. CICERO AVE, CHICAGO, IL 60644, for and in consideration of \$10.00 (Ten Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Josue Barraza and Jaziel Sanchez, husband and wife, as joint tenants with right of survivorship**, ("Grantee"), whose tax mailing address is **4153 N HERMITAGE AVE., CHICAGO IL 60613**, the following described real estate:

LOT 30 IN BLOCK 2 IN W. C. REYNOLDS' SUBDIVISION OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(S): 16-09-106-012-0000

UNOFFICIAL COPY

Property Address is: 725 North Latrobe Avenue, Chicago, IL 60644

Prior deed recorded at Instrument No. 213445100

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Dec 7, 2023 :

J.A.M ENTERPRISE, OF IL INCORPORATED

By: Johnny Martin

Name: Johnny Martin

Its: President

STATE OF Illinois
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Johnny A Martin Jr as president on behalf of **J.A.M ENTERPRISE OF IL INCORPORATED**, personally known to me or has produced driver license as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7 day of Dec, 2023

Jennie Condos
Notary Public

