

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2401628127 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/16/2024 04:06 PM Pg: 1 of 3

Dec ID 20231201696340
ST/CO Stamp 0-642-863-152 ST Tax \$170.00 CO Tax \$85.00
City Stamp 1-179-734-064 City Tax: \$1,785.00

FIRST AMERICAN TITLE
FILE # AF1040090

Preparer File: AF1040090
FATIC No.: AF1040090

THE GRANTORS, **Oscar Mendoza and Thelma Mendoza**, a married couple, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **COLETTE FITZGERALD and EDGAR FIGUEROA**, Trustees of **The Figueroa-Fitzgerald Living Trust** dated **August 1, 2013**, of 7500 Anaqua Drive Austin, Texas 78750, County of Travis, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

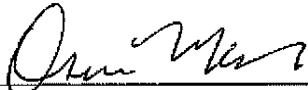
SUBJECT TO: Covenants, conditions, and restrictions of record, Private, public, and utility easements, and roads and highways; General taxes for the year 2023 and subsequent years.

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): 10-36-205-058-1008

Address(es) of Real Estate: 2617 West Fitch Avenue, Garden Unit
Chicago, Illinois 60645

Dated this 14th day of December, 2023



Oscar Mendoza



Thelma Mendoza

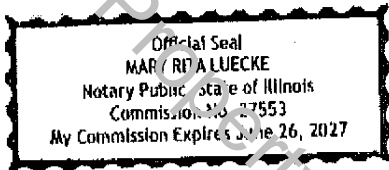


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STATE OF ILLINOIS, COUNTY OF COOK _____ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Oscar Mendoza and Thelma Mendoza, 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 14th day of December, 2023.



Mary Rita Luecke

Notary Public

Prepared by:

Mary Rita Luecke JD
3330 Lake Street
Evanston, IL 60203

Mail to:

The Figueroa-Fitzgerald Living Trust
7500 Anaqua Drive
Austin, TX 78750

Name and Address of Taxpayer:

Thelma Mendoza
c/o Edgar Figueroa
7500 Anaqua Drive
Austin, TX 78750



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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: ITEM 1. UNIT 2617-G IN FITCH PARK CONDOMINIUM AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 16TH DAY OF JULY, 1982 AS DOCUMENT NUMBER 3267073, AS AMENDED FROM TIME TO TIME.

ITEM 2. AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOTS, 1, 2, 3, 4, AND 5 IN WALTER'S SUBDIVISION OF THE SOUTH ONE THIRD (1/3) TOGETHER WITH THE SOUTH 33 FEET OF THE NORTH TWO THIRDS (2/3) OF THE NORTH THREE QUARTERS (3/4) OF THE NORTH HALF (1/2) OF THE WEST 5 ACRES OF THE EAST 10 ACRES OF THE NORTHWEST ONE QUARTER (1/4) OF THE NORTHEAST ONE QUARTER (1/4) OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 10-36-205-C58-1008 (Vol. 503)

Property Address: 2617 West Fitch Avenue, Garden, Chicago, Illinois 60645

Property of Cook County Clerk's Office