

UNOFFICIAL COPY

Doc#: 2403013082 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2024 10:19 AM Pg: 1 of 3

Dec ID 20240101613685
ST/CO Stamp 0-915-483-696 ST Tax \$350.00 CO Tax \$175.00

WARRANTY DEED

THE GRANTOR, JOSEPHINE FITT, unmarried, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to FABIAN MONTOYA,

Unmarried 7 4817 W 24th St Chicago IL 60609, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(The Above Space For Recorder's Use Only)

See attached Legal Description

23MSA687037062/2KJCNP
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, existing tenancies, building lines and easements.

Permanent Index Number (PIN): 19-28-326-003-0000; 19-28-326-004-0000

Address of Real Estate: 7805 Central Avenue, Burbank IL 60459

Dated this 31st day of January, 2024

[Signature Page Follows]

City of Burbank

\$ 1,750.00 ONE THOUSAND SEVEN HUNDRED FIFTY
& 00/100 DOLLARS [Signature]
1-18-24

Real Estate Transaction Stamp

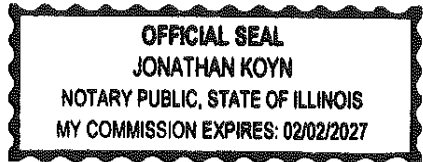
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Josephine Fitt
JOSEPHINE FITT

STATE OF ILLINOIS, COUNTY OF COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Josephine Fitt, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 13th day of January, 2024.

[Signature]
NOTARY PUBLIC



This instrument was prepared by:

Jonathan R. Koyn
1034 Sterling Avenue
Flossmoor, IL 60422

UPON RECORDING MAIL TO:

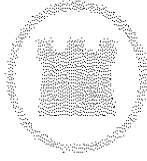
McCormick Law Firm LLC
2100 Manchester Rd #1440
Wheaton, IL 60187

SEND SUBSEQUENT TAX BILLS TO:

Fabian Montoya
7806 Central Avenue
Burbank, IL 60159

Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23MSA687037UW

For APN/Parcel ID(s): 19-28-326-003-0000 and 19-28-326-004-0000

For Tax Map ID(s): 9181879

LOTS 34 AND 35 IN BLOCK 8 IN FREDERICK H. BARTLETT'S GREATER 79TH STREET SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, ALSO THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, ALL IN TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Proprietary Cook County Clerk's Office