

UNOFFICIAL COPY

Doc#: 2403941023 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2024 10:11 AM Pg: 1 of 3

Dec ID 20231201602532
ST/CO Stamp 0-223-771-696 ST Tax \$78.50 CO Tax \$39.25
City Stamp 0-210-484-272 City Tax: \$824.25

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantors, Geraldine R. Moore, an unmarried woman, of the County of Hennepin and State of Minnesota, and Jeremy Coleman, a single man, of the County of Cook and State of Illinois, the remaining heir at law of David A. Moore, deceased, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT TO Graciela Garcia and Jose L. Garcia-Garcia, a married couple, not as Tenants in Common or as Joint Tenants but as Tenants by the Entirety, of 7018 S. Marshfield Avenue, Chicago, IL 60636, the following described real estate, to-wit:

LOT 155 AND 156 IN HART AND FRANK'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH EAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-20-220-035-0000; 20-20-220-036-0000

Address of Real Estate: 6528 S. Sangamon Street, Chicago, IL 60621

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29th day of January 2024.

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Geraldine R. Moore 12-26-23
Geraldine R. Moore

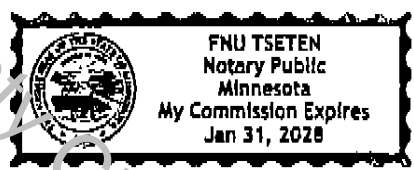
STATE OF Minnesota
COUNTY OF Hennepin ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Geraldine R. Moore is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her 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 26th day of December 2023.

[Signature]
Notary Public

This Instrument was prepared by:
Giorgi & Bonomo, LLC
444 N Michigan Ave Ste 1200
Chicago IL 60611



Future Tax Bills to:
Graciela Garcia and Jose L. Garcia-Garcia
7018 S. Marshfield Avenue
Chicago, IL 60636

After recording return document to:
Graciela Garcia and Jose L. Garcia-Garcia
7018 S. Marshfield Avenue
Chicago, IL 60626

UNOFFICIAL COPY

Jeremy Coleman

Jeremy Coleman

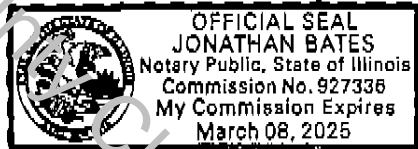
STATE OF Illinois)

COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Jeremy Coleman is personally known to me to be the same person whose name is 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 29th day of January 2024.

Jonathan Bates
Notary Public



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Chicago IL 60611

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