

UNOFFICIAL COPY

Doc#: 2406711070 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 2

WARRANTY DEED

The GRANTOR, ALEX D. SHAKERIN, an unmarried man, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BEATRIZ GUZMAN, an unmarried woman, individually, all interest in the following described real estate in the County of Cook, State of Illinois, to wit:

Doc ID 20240201629605

ST/Co Stamp 1-311-650-352 ST Tax \$345.00 CO Tax \$172.50

Above Space for Recorder's Use Only

LOT 273 IN WESTRIDGE OF BARTLETT UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1993 AS DOCUMENT 93-841369, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number (PIN): 06-31-307-017-0000

Address of Real Estate: 232 Moorehead Drive, Bartlett, IL 60103

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any.

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

Old Republic National Title
9601 Southwest Highway
Oak Lawn, IL 60453

TQ 010646 *1/2*

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Dated this 5th of FEBRUARY, 2024

Alex Shakerin

ALEX D. SHAKERIN

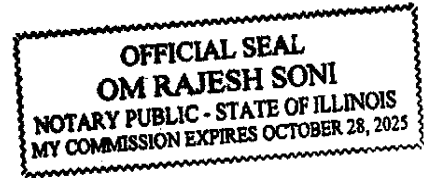
REAL ESTATE TRANSFER TAX		23+80-2024
COUNTY:		172.50
ILLINOIS:		345.00
TOTAL:		517.50

06-31-307-017-0000 | 20240201629605 | 1-311-650-352

State of ILLINOIS)
) ss.
 County of COOK)

I, the undersigned, a Notary Public for the State and County aforesaid, do hereby certify that ALEX D. SHAKERIN is the same person whose name is subscribed to the foregoing Warranty Deed, appeared personally before me this day in person and acknowledge 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 rights of homestead.

Dated: FEBRUARY 5th, 2024



[Signature]
 Notary Public
 My Commission Expires: 10/28/2025

Please send all future tax bills to:
BEATRIZ GUZMAN
232 MOOREHEAD DR.
BARTLETT, IL 60103

Please send recorded document to:
BEATRIZ GUZMAN
232 MOOREHEAD DR.
BARTLETT, IL 60103

This instrument prepared by:
 David S. Maloney
 Maloney Law, LLC
 1880 W. Winchester Rd. Suite 205
 Libertyville, IL 60048

