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This Document Was Prepared by:

774411 1/2
James Paul Valancius, Esq.
2091 W 141st Ave
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Doc# 2406728001 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/7/2024 9:30 AM

PAGE: 1 OF 5

After Recording Please Mail to:

Janet Torres
3342 N Oleander Ave
Chicago IL 60634

Citywide Title Corporation
111 W. Washington St. Ste. 1301
Chicago IL 60602

WARRANTY DEED

WARRANTY DEED, made this 14th day of February, 2024 by between WIESLAW MANIAK and MARIA H. MANIAK husband and wife, of the City of Arlington Heights, County of Cook and State of Illinois (the "Grantors"), and JANET TORRES, an unmarried woman, of 5710 N Spaulding Avenue, Chicago, Illinois 60661 (the "Grantee").

THE GRANTORS, for and in consideration of the sum of TEN and NO/100ths DOLLARS (\$ 10.00), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, do hereby convey and warrant unto the JANET TORRES and her heirs, successors and assigns, the following described premises located in the County of Cook, State of Illinois, described as follows:

~~LOT 4 IN BLOCK 3 IN H.O. STONE AND COMPANY'S SECOND ADDITION TO BELMONT TERRACE, BEING A SUBDIVISION OF LOT 6 IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~ See attached.

PIN Number: 12-24-416-022-0000

Address: 3342 N Oleander Avenue, Chicago, Illinois 60634

Subject to: covenants, conditions and restrictions of record, and to real estate taxes for 2023 and subsequent years.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantees and their heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against

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every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed on the date set forth above.

WIESLAW MANIAK

MARIA H. MANIAK

Wieslaw Maniak

Maria H. Maniak

STATE OF Illinois)
COUNTY OF COOK) SS:

The undersigned, a Notary Public in and for said County in the State aforesaid, Does Hereby Certify THAT Wieslaw Maniak and Maria H. Maniak, husband and wife, are personally known to me to be the same persons whose names is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given my hand and Notarial Seal this
14th day of February, 2024.

Monica A Mitchell
NOTARY PUBLIC



My commission expires October 7, 2025
[NOTARY SEAL]

Mail future tax bills to:

Janet Torres
3342 N Oleander Ave
Chicago IL 60634

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LEGAL DESCRIPTION

LOT 4 IN BLOCK 3 IN H.O. STONE AND COMPANY'S SECOND ADDITION TO BELMONT TERRACE, BEING A SUBDIVISION OF LOT 6, IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

12.24.416.022.0000A

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

01-Mar-2024

**CHICAGO:**

2,835.00

CTA:

1,134.00

TOTAL:

3,969.00 *

12-24-416-022-0000 | 20240201638081 | 0-138-021-424

* Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

01-Mar-2024



COUNTY:	189.00
ILLINOIS:	378.00
TOTAL:	567.00

12-24-416-022-0000

| 20240201638081 | 0-583-600-688