

UNOFFICIAL COPY

Doc#: 2408002085 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/20/2024 10:49 AM Pg: 1 of 2

Dec ID 20240301652770

ST/Co Stamp 0-083-559-984 ST Tax \$475.00 CO Tax \$237.50

City Stamp 0-612-337-200 City Tax \$4,987.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS

Verleria Johnson and William T.
Taylor a/k/a William T. Taylor, Sr.
1700 North Nordica Avenue
Chicago, IL 60707

(The Above Space for Recorder's Use Only)

THE GRANTORS William T. Taylor a/k/a William T. Taylor, Sr., a single person, and Verleria Johnson, a single person, as tenants in common, of 1700 N. Nordica Avenue, Chicago, IL 60707, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to the GRANTEE(S) Carlos M. Bezares, single man, of, 2935 W. Walnut St Chicago IL, as individually, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 25 IN TATAROW'S RESUBDIVISION OF LOTS 1 TO 15 AND LOTS 20 TO 24 IN BLOCK 1; LOTS 1 TO 15 AND LOTS 20 TO 24 IN BLOCK 2 AND VACATED WEST KAMERLING AVENUE, ADJACENT IN ROBINSON LAND ASSOCIATION'S SUBDIVISION IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-04-121-008-0000

Property Address: 1333 North Latrobe Avenue, Chicago, IL 60651

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

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

Chicago Title
246501330096
10/2

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Dated this 5 day of March, 2024

Verleria Johnson (Seal)
Verleria Johnson

William T. Taylor a/k/a William T. Taylor, Sr. (Seal)
William T. Taylor a/k/a William T. Taylor, Sr.

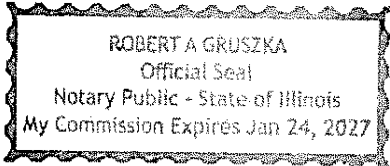
William T. Taylor Sr

STATE OF Ill)

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Verleria Johnson and William T. Taylor a/k/a William T. Taylor, Sr. personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 5 day of March, 2024.



Notary Public

THIS INSTRUMENT PREPARED BY:

Jeffrey S. Marks
Busse & Busse, P.C.
3350 Salt Creek Lane, Suite 105
Arlington Heights, IL 60005

MAIL TO:

CrossTown Legal
Kathleen Cunningham
19201 S. LaGrange #205
Mokena IL 60448

SEND SUBSEQUENT TAX BILLS TO:

Carlos Bezarez
1333 N. Latrobe Ave Unit 1
Chicago IL 60651