

UNOFFICIAL COPY

Doc#: 2408014066 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/20/2024 9:55 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20240301652361

ST/Co Stamp 1-488-845-360 ST Tax \$295.00 CO Tax \$147.50

THE GRANTOR(S),

**ABSOLUTE SERVICE
CONSTRUCTION LLC**
an Illinois Limited Liability
Company

of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged. CONVEY(S) and WARRANT(S) to

MARTHA GARCIA
& DENISE MARIN

 Chicago Title

2965C 8232020P

Book 10K 2

of 3030 N Kilpatrick Ave, City of Chicago, State of Illinois; not as tenants in common but as **JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**; the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

LOT 13 IN BLOCK 4 IN FREDERICK H. BARTLETT'S THIRD ADDITION GREATER 79TH STREET SUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; condominium declarations and by-laws as amended from time to time, if any; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; and public road and highways, if any, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Real Estate Index Number(s): 19-28-411-033-0000

Property Address: 7748 Lavergne Ave
Burbank, IL 60459

City of Burbank

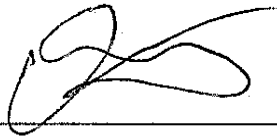
\$ 1,475.00 FOURTEEN HUNDRED SEVENTY
03/14/24 FIVE DOLLARS & 00/100

Real Estate Transaction Stamp

Scanned with CamScanner

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DATED this 13th day of March, 2024.



(SEAL)

ABSOLUTE SERVICE CONSTRUCTION LLC
BY: VIOREL OROS
ITS: MANAGING MEMBER

STATE OF New Mexico
COUNTY OF McKinley) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **VIOREL OROS - MANAGING MEMBER OF ABSOLUTE SERVICE CONSTRUCTION LLC** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 13th day of March, 2024.

Campeada Bowling
NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
CAMPEADA ANN BOWLING
COMMISSION # 1132354
EXPIRES JANUARY 19, 2025

This instrument was prepared by:
Margaret M. Las of the Law Offices of Margaret M. Las, P.C.
14516 John Humphrey Dr. Orland Park, IL 60462

MAIL TO:

SUBSEQUENT TAX BILLS TO:

MARTHA GARCIA & Denise MARIN
7748 LAVERGNE AVE
Suburb IL 60959