

# UNOFFICIAL COPY

**Warranty DEED  
ILLINOIS STATUTORY**

Doc#: 2409324311 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/2/2024 3:57 PM Pg: 1 of 2

Dec ID 20240301660109  
ST/Co Stamp 1-295-242-800 ST Tax \$275.00 CO Tax \$137.50  
City Stamp 0-253-875-760 City Tax \$2,887.50

THE GRANTOR(S), Joyce M. Oboy, as surviving co-trustee of the Abt Oboy 2003 Trust dated October 2, 2003, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Jose Carranza and Nancy Carranza, his wife, as tenants by the entirety (GRANTEE'S ADDRESS) 3725 Wabansia Avenue, Chicago, Illinois 60647 all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

<sup>\* M</sup>  
LOT 23 (EXCEPT THE WEST 15 FEET THEREOF) AND LOT 24 IN BLOCK 5 IN W.O. MURDOCK'S MARQUETTE PARK ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:**

Covenants, conditions and restrictions of record, General taxes for the year 2023 and subsequent years.

Permanent Real Estate Index Number: 19-23-330-071-0000  
Address(es) of Real Estate: 3750 W. 71<sup>st</sup> Street, Chicago, Illinois 60629

Dated this 22<sup>nd</sup> day of MARCH, 2024.

Joyce M. Oboy  
Joyce M. Oboy, as Trustee

24163657 2/3

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joyce M. Oboy, trustee personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 22<sup>nd</sup> day of MARCH, 2024.




*[Signature]* (Notary Public)



**Prepared By:** John Janczur  
19 S. La Salle Street, Suite 1201  
Chicago, IL 60603

**Mail To:** Jose M Caramza & Nancy Caramza  
+  
TAX BILLS  
TO  
3750 W 71st St.  
Chicago, IL 60629

**Name & Address of Taxpayer:**

REAL ESTATE TRANSFER TAX		07-Apr-2024
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *

19-23-330-071-0000 | 20240301660109 | 0-253-875-760  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		07-Apr-2024
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50

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