

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

Doc#: 2410814356 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/17/2024 1:01 PM Pg: 1 of 3

24 33237 ①

Dec ID 20240301657874
ST/Co Stamp 0-237-125-936 ST Tax \$270.00 CO Tax \$135.00

PRAIRIE TITLE SERVICES
6821 W NORTH AVENUE
OAK PARK, IL 60302

THE GRANTOR(S), Erick A. Orellana, an unmarried man, of the Village of Lombard, County of DuPage and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to GRANTEE(S), Laura Zabedra, an unmarried woman, having an address of 108 McCabe Dr. Streamwood, IL 60107, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

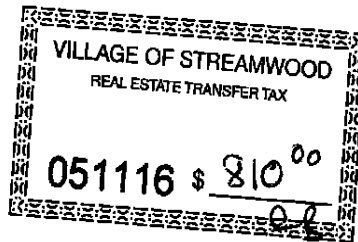
SEE ATTACHED FOR LEGAL DESCRIPTION



Permanent Real Estate Index Number: 06-23-104-004-0000
Property Address: 108 McCabe Drive Streamwood, IL 60107

TO HAVE AND TO HOLD said premises forever.

SUBJECT TO: Convents, conditions and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not due and payable at the time of closing.

This is not a Homestead Property.



REAL ESTATE TRANSFER TAX		17-Apr-2024
	COUNTY:	135.00
	ILLINOIS:	270.00
	TOTAL:	405.00

06-23-104-004-0000 | 20240301657874 | 0-237-125-936

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IN WITNESS WHEREOF, Grantor(s) signed and sealed this WARRANTY DEED

Dated: 4/15/2024

Erick A. Orellana

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

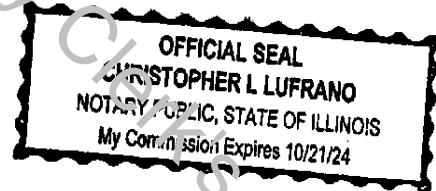
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Erick A. Orellana, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15th day of April, 2024

Notary Public

My commission expires on 10/21/2024

This Document was prepared by:
Lufrano Law, LLC
818 Harrison Street, Ste. 210
Oak Park, IL 60304



Send future tax bills to:
Laura Zabedra
108 McCabe Drive
Streamwood, IL 60107

Upon recording return to:
LAW OFFICE OF DENNIS M NOCANPA
221 W RAILROAD AVE
BARTLETT IL 60103

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LEGAL DESCRIPTION

LOT 4 IN BLOCK 4 IN STREAMWOOD UNIT 1, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1957 AS DOCUMENT 16887912, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office