

UNOFFICIAL COPY

PREPARED BY:
Nery & Richardson LLC
4258 West 63rd Street
Chicago, Illinois 60629



Doc# 2413100018 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/10/2024 2:25 PM
PAGE: 1 OF 2

MAIL TAX BILL TO:

Guadalupe Garcia Franco
5923 S. Bishop St
Chicago, IL 60636

MAIL RECORDED DEED TO:

Nery Richardson & Konewka LLC
4258 W. 63rd St.
Chicago, IL 60629

WARRANTY DEED

THE GRANTOR(S), Ana B. Lopez, a married woman*, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to Guadalupe Garcia Franco, whose address is 5923 S. Bishop Street, Chicago, IL 60636, all right, title, and interest in the following described real estate situated in Cook County, Illinois, to wit:

LOT 35 IN BLOCK 2 IN W.F. KAISER AND CO'S KEDVALE GARDENS, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5928 South Komensky Ave, Chicago, IL 60629
PIN(s): 19-15-406-030-0000

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed.

*This is not considered homestead property.

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

TO HAVE AND TO HOLD said premises forever.

Dated this 2nd Day of May 20 24

Ana B. Lopez

REAL ESTATE TRANSFER TAX

08-May-2024



CHICAGO:	75.00
CTA:	30.00
TOTAL:	105.00 *

19-15-406-030-0000 | 20240501697954 | 1-644-058-928

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

STATE OF Illinois) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ana B. Lopez, 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, including the release and waiver of the right of homestead.

REAL ESTATE TRANSFER TAX

10-May-2024



COUNTY:	5.00
ILLINOIS:	10.00
TOTAL:	15.00

19-15-406-030-0000 | 20240501697954 | 0-157-628-720

Warranty Deed - Continued

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Given under my hand and notarial seal, this 2nd Day of May 20 24

Joseph F Nery
Notary Public
My commission expires: _____



Property of Cook County Clerk's Office