

UNOFFICIAL COPY

Doc#: 2415714005 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/5/2024 9:15 AM Pg: 1 of 2

Dec ID 20240501600080

ST/Co Stamp 1-375-221-040 ST Tax \$325.00 CO Tax \$162.50

WARRANTY DEED

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

File No: 23159795

THIS INDENTURE WITNESSETH, that the Grantor, Joseph DeMarco, a married man, of the County of Will and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS TO Robert Steels and Shawon Hogan, a married couple, and Virginia Steels, an unmarried woman, as Joint Tenants with Rights of Survivorship, of Oak Lawn, Illinois, the following described real estate, to-wit:

PARCEL 1:

LOT 2 IN BLOCK 7 IN WARREN J. PETER'S ADDITION TO RIDGELAND GARDENS, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1450983, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING SAID LOT 2 IN BLOCK 7 IN WARRAN J. PETER'S ADDITION TO RIDGELAND GARDENS, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1450983, IN COOK COUNTY, ILLINOIS.

This is not homestead property as to the Grantor's spouse.

Permanent Real Estate Index Number: 24-17-303-013-0000

Address of Real Estate: 10848 Lyman Ave, Chicago Ridge, IL 60415

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 16th Day of May 2024

UNOFFICIAL COPY

Joseph DeMarco

Joseph DeMarco

STATE OF ILLINOIS)

COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Joseph DeMarco, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his 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 16th day of May 2024.

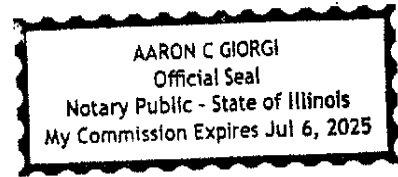
Aaron C Giorgi

Notary Public

This Instrument was prepared by:
Giorgi & Bonomo, LLC
444 North Michigan Ave Suite 1200
Chicago IL 60611

Future Tax Bills to:
Robert and Virginia Steels
10848 Lyman Avenue
Chicago Ridge, Illinois 60415

After recording, return document to:
Robert and Virginia Steels
10848 Lyman Avenue
Chicago Ridge, Illinois 60415



Julie Annette Jones
Julie Annette Jones, P.C.
14010 GREEN
Suite 2E
Oak Forest, IL
60452

REAL ESTATE TRANSFER TAX		30-May-2024
COUNTY:		162.50
ILLINOIS:		325.00
TOTAL:		487.50

24-17-303-013-0000 | 20240501600080 | 1-375-221-040