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246 NW 621027WC
1/3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Manuela Martinez
3623 W. 70th St
Chicago, IL 60629

Doc#: 2417218114 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/20/2024 10:18 AM Pg: 1 of 3

Dec ID 20240401678040
ST/Co Stamp 0-805-457-200 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-241-746-736 City Tax \$2,887.50

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL

TO:

Sergio Ortiz Jr. and Manuela Martinez
3623 West 70th Street
Chicago, IL 60629

THE GRANTORS: Alberto Garcia and Carla A. Garcia, husband and wife, of 3623 West 70th Street, Chicago, IL 60629, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Sergio Ortiz Jr., unmarried, and Manuela Martinez, unmarried, of Chicago, IL, to have and to hold, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit: ~~* NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS,~~

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 3623 West 70th Street, Chicago, IL 60629
PIN: 19-23-327-012-0000

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

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

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DATED this 3 day of May, 2024.

X [Signature]
Alberto Garcia

X [Signature]
Carla A. Garcia

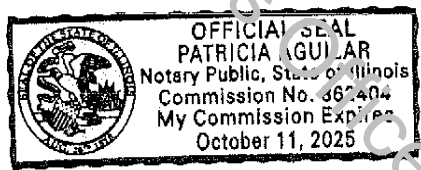
STATE OF IL)
COUNTY OF COOK)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Alberto Garcia and Carla A. Garcia**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 3 day of May, 2024.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:
James M. Pauletto
Attorney at Law
220 E. North Ave.
Northlake, IL 60164



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GNW621627WC

For APN/Parcel ID(s): 19-23-327-012

LOT 7 IN BLOCK 3 IN W.D. 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, (EXCEPT THE EAST 50 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office