

# UNOFFICIAL COPY

Saturn Title LLC  
2438294

10fz

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Doc#: 2417624848 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/24/2024 2:47 PM Pg: 1 of 3

Dec ID 20240601634306

ST/Co Stamp 0-363-889-456 ST Tax \$273.00 CO Tax \$136.50

City Stamp 2-071-266-096 City Tax \$2,866.50

## WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), David Martinez, AND JANICE RODRIGUEZ, HIS WIFE of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Ian Boyd, a single man of City of Chicago State of Illinois

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS  
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON  
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A


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


Subject, however, to the general taxes for the year of 2023 <sup>2ND INST</sup> and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-31-110-023-0000 & PIN#

Property Address: 6917 W. Medill Ave., Chicago, IL 60707

Dated JUNE 18, 2024

  
JANICE RODRIGUEZ  
SOLE PURPOSE TO  
WARRANT HOMESTEAD  
RIGHTS

  
David Martinez

# UNOFFICIAL COPY

JANICA RODRIGUEZ  
WIVER OF HOMESTEAD RIGHTS  
STATE OF ILLINOIS )  
COUNTY OF COOK )

DAVID MARTINEZ

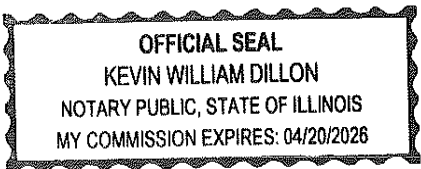
SS.

DAVID MARTINEZ & JANICA RODRIGUEZ 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.

Given under my hand and notarial seal, this 18th day of JUNE 2024

*Kevin William Dillon*  
Notary Public

My commission expires 4-20-26



THIS DOCUMENT PREPARED BY:  
Kevin William Dillon  
6650 N. Northwest Highway, #300  
Chicago, IL 60631-1307

MAIL TAX BILL TO:  
Ian Boyd  
6917 W. Medill Ave  
Chicago, IL 60709

MAIL RECORDED DEED TO:  
Ian Boyd  
6917 W. Medill Ave  
Chicago, IL 60709

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

Legal Description: **PARCEL 1:**

**THAT PART OF LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, 32.04 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 76.97 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 31.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2, 77.0 FEET TO THE PLACE OF BEGINNING IN BLOCK 11 IN MONTCLARE, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THE EAST 24.08 FEET (EXCEPT THE NORTH 48 FEET AND THE SOUTH 16.86 FEET THEREOF) OF LOT 2 IN BLOCK 11 IN MONTCLARE, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 13-31-110-023-0000

PIN#

PIN#

Property Address: 6917 W. Medill Ave., Chicago, IL 60707

Cook County Clerk's Office