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Doc#: 2417718007 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/25/2024 9:06 AM Pg: 1 of 3

Dec ID 20240501616539

ST/Co Stamp 1-387-564-336 ST Tax \$575.00 CO Tax \$287.50

City Stamp 1-193-282-864 City Tax \$6,037.50

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

MAIL TO:

Elvia Rodriguez + Manuel Acevedo
3069 North Oriole Ave
Chicago, IL 60631

PT24-99953W $\frac{1}{2}$

GRANTORS, Bryce P Higgins and Kathleen Higgins, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to the GRANTEES, Elvia Rodriguez and Manuel Acevedo, *as tenants by the entirety*, 3069 S. Emerald Ave, Chicago, IL 60609, following described real estate situated in the County of Cook, State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO FOR THE LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Index Numbers: 12-24-200-024-0000

Property Address: 3869 North Oriole Avenue, Chicago, IL 60634

DATED this 28th day of May, 2024.

Grantors:

Bryce P Higgins
Bryce P Higgins

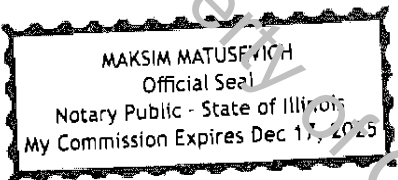
Kathleen Higgins
Kathleen Higgins

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State of IL)
SS)
County of Cook)

I, the undersigned, a Notary Public in and for said City and County aforesaid DO HEREBY CERTIFY that Bryce P Higgins and Kathleen Higgins identified to me to be the same persons whose names are subscribed to the foregoing Warranty Deed for 3869 North Oriole Avenue, Chicago, IL 60634, appeared before me this day in person, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 28th day of May, 2024.



(SEAL)
[Handwritten Signature]

This document prepared by:

CONNIE SPENCER
SPENCER LAW
1 MID AMERICA PLAZA, 3RD FLOOR
OAKBROOK TERRACE, IL 60181

Send future tax bills to:

Elvia Rodriguez and Manuel
Acevedo
3869 North Oriole Avenue
Chicago, IL 60634

Property of Cook County Clerk's Office

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Exhibit A / Legal Description

Lot 27 in Block 5 in Volk Brother's Irving Park Boulevard Subdivision, being a subdivision in the Northwest Fractional 1/4 of Section 24, Township 40 North, Range 12 East of the Third Principal Meridian, lying North of Indian Boundary Line as per Plat recorded October 16, 1922 as Document Number 7681262, in Cook County, Illinois.

Property of Cook County Clerk's Office