

# UNOFFICIAL COPY



Doc#: 1301435006 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/14/2013 09:44 AM Pg: 1 of 3

**WARRANTY DEED Statutory**  
(Illinois)  
(Individual to Entity)

**MAIL TO:**

*MAIL TO:*  
RYAN Law Group, LLC  
1030 W. WELSHWOOD # H  
CHICAGO, IL 60614

**TAXPAYER ADDRESS:**

*TAXPAYER ADDRESS:*  
ELAAS  
1824 W. NELSON  
CHICAGO, IL 60613

THE GRANTOR(S), **Gustavo R. Morgan, an unmarried individual**, of Chicago, Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, conveys and warrants to **1824 W Nelson, LLC**, an Illinois limited liability company, of 2042 W. Barry, Chicago, Illinois, party of the second part the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

SUBJECT TO the following, if any: covenants, conditions, and restrictions of record which do not interfere with the use and enjoyment of the property as a single family residence, are not violated and do not contain any right of reverter; public utility easements of record which do not underlie the improvements on the land; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Index Number: 14-30-209-027-0000

Address of Real Estate: 1824 W. Nelson, Chicago, IL 60613  
*Tract*

DATED this 26<sup>th</sup> day of December, 2012.

*[Signature]*  
Gustavo R. Morgan

This instrument was prepared by **Thomas W. Lynch, P.C.**, 9231 South Roberts Road, Hickory Hills, Illinois 60457.

REAL ESTATE TRANSFER	12/28/2012
CHICAGO:	\$4,125.00
CTA:	\$1,650.00
<b>TOTAL:</b>	<b>\$5,775.00</b>

14-30-209-027-0000 | 20121201605738 | LMZ1UH

REAL ESTATE TRANSFER	12/28/2012
COOK	\$275.00
ILLINOIS:	\$550.00
<b>TOTAL:</b>	<b>\$825.00</b>

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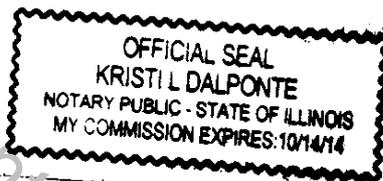
STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

I, Kristi DalPonte, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Gustavo R. Morgan**, personally known to me to be the same person whose name is described to the foregoing instrument, 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 official seal, this 20<sup>th</sup> day of December, 2012.

Kristi DalPonte  
Notary Public

Commission expires: 10/14/14



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## LEGAL DESCRIPTION

LOT 114 AND THE WEST ½ OF LOT 115 IN SAMUEL BROWN JR'S BELMONT AVENUE SUBDIVISION IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS:** 1824 W. Nelson, Chicago, IL 60613

**P.I.N.:** 14-30-209-027-0000

Property of Cook County Clerk's Office