

UNOFFICIAL COPY

WARRANTY
DEED



FIRST AMERICAN TITLE
FILE # 2945132

Doc# 1908801038 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. NOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/29/2019 10:17 AM PG: 1 OF 3

THIS INDENTURE WITNESSETH, that the Grantor, Andrea Lee, Sole Heir of Barbara A. Phillips, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to Solodad Velasco, Grantee, whose mailing address is 508 Eastern Ave. Bellwood, Illinois, the following described real estate situated in the City of Bellwood, County of Cook, and State of Illinois, to-wit: a single woman

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenant, 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.

PIN: 15-08-400-058-0000
Address: 432 48th Avenue, Bellwood, IL 60104



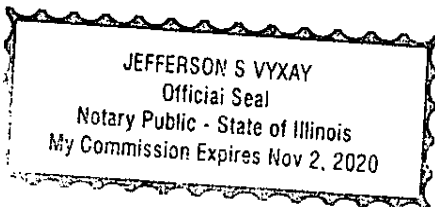
DATED THIS 21st March DAY OF At, 2019.

Andrea Lee
Andrea Lee
Sole Heir of Barbara A. Phillips

State of Illinois)
County of Cook DuPage) SS:

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that Andrea Lee, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 21st day of March 2019.



[Signature]
Notary Public

Vertical stamp: S P S S INT with handwritten numbers 3 and 1

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This document prepared by:
Law Offices of Ian B. Hoffenberg LLC
123 N. Wacker Dr., Suite 1600
Chicago, IL 60606

After recording return to:
SOLEDAD VELASCO
432 48th Avenue
Berwyn, IL 60104
Send future tax bills to:

SOLEDAD VELASCO
432 48th Avenue
Berwyn, IL 60104



REAL ESTATE TRANSFER TAX		27-Mar-2019
		COUNTY: 57.50
		ILLINOIS: 115.00
		TOTAL: 172.50
15-08-400-058-0000		20190301629083 1-363-893-664

EXHIBIT A

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LEGAL DESCRIPTION

Legal Description: THE SOUTH 3.5 FEET OF LOT 11, LOT 12 AND THE NORTH 6.5 FEET OF LOT 13 IN BLOCK 4, AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS, IN HULBERT'S ST. CHARLES ROAD SUBDIVISION FIRST ADDITION, BEING SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED OCTOBER 3, 1923 AS DOCUMENT NO. 10185033, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-08-400-058-0000 (VOL. 159)

Property Address: 432 48th Avenue, Bellwood, Illinois 60104

Property of Cook County Clerk's Office