

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2025220359 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/08/2020 03:35 PM Pg: 1 of 2

Dec ID 20200601613737  
ST/CO Stamp 1-102-778-080 ST Tax \$245.00 CO Tax \$122.50

THE GRANTOR, *Jonathan Feliciano*,  
*an unmarried man*, of 2251 Emerson Avenue,  
Melrose Park, Illinois, for and in consideration of  
TEN DOLLARS (\$10.00), in hand paid, and other  
good and valuable consideration, CONVEYS and  
WARRANTS to *Nestali Reyes*, *an unmarried  
man*, of 1710 N. Humboldt Blvd., Unit 2A, Chi-  
cago, Illinois, the following described Real Estate  
situated in the County of Cook, in the State of  
Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO  
AND MADE A PART HEREOF

*SUBJECT TO: covenants, conditions restrictions of record; 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.*

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

Address of Real Estate: 2251 Emerson Avenue, Melrose Park, Illinois, 60164

Permanent Real Estate Index Number: 12-33-211-002-0000

DATED this 24th day of June, 2020

*unincorporated*  
  
\_\_\_\_\_  
JONATHAN FELICIANO

State of Illinois )

County of Cook )

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that *Jonathan Feliciano*, personally known to me to be the same person whose name is subscribed 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 release and waiver of the right of homestead.



Given under my hand and official seal, this 24th day of June, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: *Robert G. Guzaldo, Guzaldo Law Offices, 6650 North Northwest Highway, Suite 300, Chicago, Illinois 60631; 773/467-0800*

### AFTER RECORDING, MAIL TO:

Dennis J. DaPrato, Esq.  
7507 W. Belmont Avenue  
Chicago, Illinois 60634

### SEND SUBSEQUENT TAX BILLS TO:

Nestali Reyes  
2251 Emerson Avenue  
Melrose Park, Illinois 60164

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## LEGAL DESCRIPTION

LOT 19 IN BLOCK 10 IN SECOND ADDITION TO LEYDEN GARDENS, BEING A SUBDIVISION OF THE EAST 2/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 1/2 OF THE WEST 2/3 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID NORTH-EAST 1/4) IN COOK COUNTY, ILLINOIS.

*unincorporated*

Address of Real Estate: 2251 Emerson Avenue, Melrose Park, Illinois 60164

Permanent Real Estate Index Number: 12-33-211-002-0000

Property of Cook County Clerk's Office

**Warranty Deed**

INDIVIDUAL TO INDIVIDUAL

2251 Emerson Avenue  
Melrose Park, Illinois 60164

Jonathan Feliciano

to

Nestali Reyes