

UNOFFICIAL COPY

Doc#: 2029803134 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/26/2020 12:27 PM Pg: 1 of 2

Dec ID 20200701629636
ST/CO Stamp 1-058-871-008 ST Tax \$145.00 CO Tax \$72.50

This document prepared by:

Name: Georgina Diaz, Esq.
Firm Names: Diazcase Law
Address: 7100 16th Street
City, State, Zip: Berwyn, IL 60402
Phone: 773-579-0140

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12-25-103-025-0000

(Parcel Identification Number)

WARRANTY DEED

THE GRANTORS, 123 Property Management, LLC, an Illinois Limited Liability company, of the city of Harwood Heights, IL, valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto Guadalupe Estrada, Single Woman, of the city of South Hilland, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 77 IN ROBERT BARTLETT'S OLYMPIA GARDENS, A SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ AND THE WEST 1/2 OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 39 NORTH RANGE 14, EAST OF TILE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.


P.I.N. 32-18-303-008-0000

C.K.A.: 20547 Travers Avenue Chicago Heights, IL 60411
UNINCORPORATED

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to liens of general real estate taxes that are not yet due and payable, all easements, rights-of-way, protective covenants, mineral reservations of record, legal highways and public rights-of-way, and all applicable zoning and building codes

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

REAL ESTATE TRANSFER TAX	16-Jul-2020
	COUNTY: 72.50
	ILLINOIS: 145.00
	TOTAL: 217.50

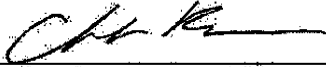
32-18-303-008-0000 | 20200701629636 | 1-058-871-008

FIDELITY NATIONAL TITLE

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0C20022243

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IN WITNESS WHEREOF, this Warranty Deed is executed by Grantor this 13th day of July 2020.

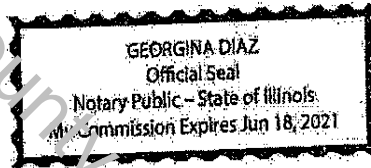

Charles Brown sole member for 123 Property Management, LLC

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, Georgina Diaz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Charles Brown, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this 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 notarial seal this 14th day of July 2020.


Notary Public



MAIL DEED, AFTER RECORDING, TO:

Guadalupe Estrada
207 S Water St
Wilmington IL 60481

SEND FUTURE TAX BILLS TO:

Guadalupe Estrada
20547 Travers Ave
Chicago Heights IL 60411