

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Melissa Palacios  
1757 N. McVicker Avenue  
Chicago, IL 60639

NAME AND ADDRESS OF TAXPAYER:

Nicole Gore



Doc# 2101540060 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/15/2021 12:06 PM PG: 1 OF 3

RECORDER'S STAMP

THE GRANTOR, NICOLE GORE, unmarried, of Chicago, Illinois for and in consideration of Ten DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to JOSE DELGADO HERRERA & MELISSA PALACIOS, as joint tenants of Chicago is all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit: J.M.

LEGAL DESCRIPTION

LOT 24 IN MILLS AND SONS RESUBDIVISION OF SUNDRY LOTS IN BLOCKS 1, 2, 11 AND 12 IN GALE AND WELCH'S RESUBDIVISION OF PART OF A. GALE'S SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 31 AND THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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

PERMANENT INDEX NUMBER: 13-32-314-001-0000

PROPERTY ADDRESS: 1757 N. McVicker Avenue, Chicago, Illinois 60639

SIGNED: Nicole Gore  
NICOLE GORE

DATED: 11-2-2020

Chicago Title  
206SA234 112LP/D11  
10/2

S ✓  
P 3  
S ✓  
SC ✓  
INTEP

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STATE OF IL }  
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NICOLE GORE is known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as a 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 2<sup>nd</sup> day of November, 2020



Catherine Dybas-Kerek  
Notary Public

PREPARED BY: KMR Law Group | 333 S. Wabash Avenue, Suite 2700, Chicago, IL 60604

REAL ESTATE TRANSFER TAX		11-Nov-2020
	COUNTY:	67.50
	ILLINOIS:	335.00
	TOTAL:	502.50
13-32-314-001-0000   20201101648433   1-317-477-344		

REAL ESTATE TRANSFER TAX		11-Nov-2020
	CHICAGO:	2,512.50
	CTA:	1,005.00
	TOTAL:	3,517.50 *
13-32-314-001-0000   20201101648433   1-664-621-536		

\* Total does not include any applicable penalty or interest due.

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Legal Description

PARCEL 1: (UNIT 10-3) THE WESTERLY 24.00 FEET OF THE EASTERLY 76.00 FEET OF LOT 10, IN THE SECOND RESUBDIVISION OF LOTS 3 AND 5 IN BROOKMERE, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 2016 AS DOCUMENT 1602929036 IN THE VILLAGE OF MATTESON, COOK COUNTY, ILLINOIS AND CONTAINING 1436 SQUARE FEET, MORE OR LESS.

PARCEL 1A: EASEMENT IN FAVOR OF THE "PARCELS" (SEE EXHIBIT C) CREATED BY THE DECLARATION FOR PEMBROOKE TOWNES, DATED AUGUST 8, 2007 AND RECORDED AUGUST 22, 2007 AS DOCUMENT NUMBER 0723415049 MADE BY CLARION REALTY, INC., AN ILLINOIS CORPORATION AND RECEIVER APPOINTED FOR THE ENCLAVE AT BROOKMERE DEVELOPMENT IN THAT CERTAIN CASE PENDING IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, COUNTY DEPARTMENT, CHANCERY DIVISION, DOCKET NUMBER 07CH12688 ENTITLED LASALLE BANK NATIONAL ASSOCIATION VS. ENCLAVE AT BROOKMERE LLC, FOR (A) INGRESS TO AND EGRESS FROM PUBLIC STREETS AND ROADS OVER AND ACROSS THE DRIVEWAYS AND WALKWAYS LOCATED ON THE COMMON AREAS, AS DEFINED THEREIN, AND (B) RIGHT TO USE AND ENJOY THE COMMON AREA, AS DEFINED THEREIN.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN COMMUNITY DECLARATION FOR BROOKMERE RECORDED OCTOBER 31, 2005 AS DOCUMENT NUMBER 0530434007 FOR INGRESS TO AND EGRESS FROM DWELLING UNITS TO PUBLIC STREETS AND ROADS OVER AND ACROSS THE ROADS, DRIVEWAYS AND WALKWAYS LOCATED ON THE COMMUNITY AREA AS DEFINED IN SAID DECLARATION.

PARCEL 3: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN DECLARATION FOR ESTATES AT BROOKMERE OWNERS ASSOCIATION RECORDED OCTOBER 31, 2005 AS DOCUMENT NUMBER 053043006 FOR INGRESS TO AND EGRESS FROM DWELLING UNITS TO PUBLIC STREETS AND ROADS OVER AND ACROSS THE ROADS, DRIVEWAYS AND WALKWAYS LOCATED ON THE COMMUNITY AREA AS DEFINED IN SAID DECLARATION.

PARCEL 4: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN CROSS EASEMENT AND COST SHARING AGREEMENT RECORDED JANUARY 18, 2006 AS DOCUMENT NUMBER 0601834071 TO UTILIZE THE DETENTION AREAS FOR STORM WATER RUN OFF AND TO USE AND ENJOY THE LANDSCAPED AREAS LOCATED ON THE DETENTION AREAS.