

UNOFFICIAL COPY



\*21067220080\*

**WARRANTY DEED**  
Statutory (ILLINOIS)

Doc# 2106722008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/08/2021 09:25 AM PG: 1 OF 3

2113021 1/2  
Old Republic Title  
9601 Southwestern Way  
Oak Lawn, IL 60453

Property of Cook County Clerk's Office

Above Space for Recorder's Use Only

**THE GRANTOR**, MANUEL ALVARADO, a married man, of 1807 Baynard Boulevard, Wilmington, Delaware, for and in consideration of TEN AND 00/100 (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to JOE WILLIAMS-NELSON of \_\_\_\_\_ and ~~GREGORY EZEK NELSON~~ ANN of \_\_\_\_\_,

\_\_\_\_\_ the following described Real Estate situated in the County of Cook the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Number: 16-10-308-011-0000

Address of Real Estate: 4732 W. Fulton Street, Chicago, Illinois 60644

MARRIED TO EACH OTHER  
\*\* TAKING NOT AS BUT  
TENANTS IN COMMON ~~NOT~~  
AS JOINT TENANTS ~~BUT~~  
AS TENANTS BY THE ENTIRETY

**SUBJECT TO THE FOLLOWING, IF ANY:** general real estate taxes not due and payable at the time of Closing; covenants, 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.

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

THIS IS NOT HOMESTEAD PROPERTY TO GRANTOR

TO HAVE AND TO HOLD said premises forever.

DATED this 22 day of February, 2021.

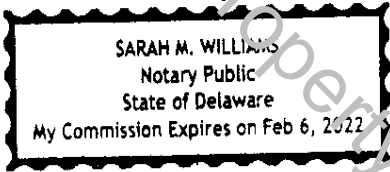
\_\_\_\_\_  
MANUEL ALVARADO

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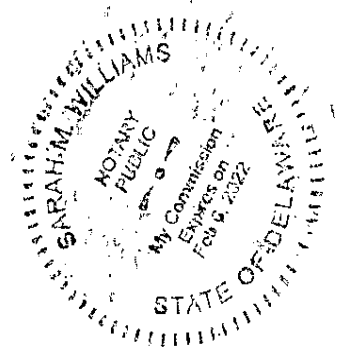
STATE OF Delaware )  
 ) SS.  
COUNTY OF New Castle )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MANUEL ALVARADO 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 22 day of January, 2021.






Sarah M. Williams  
Notary Public



This instrument was prepared by:

Karyn R. Vanderwarren  
120 E. Ogden Avenue, Suite 124  
Hinsdale, IL 60521

REAL ESTATE TRANSFER TAX	05-Mar-2021
 CHICAGO:	2,550.00
CTA:	1,020.00
TOTAL:	3,570.00 *
16-10-308-011-0000   20210101625610   1-267-162-128	

REAL ESTATE TRANSFER TAX	05-Mar-2021
 COUNTY:	170.00
 ILLINOIS:	340.00
TOTAL:	510.00
16-10-308-011-0000   20210101625610   1-787-642-384	

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

**MAIL TO:**

MICHELLE LUSS  
1530 W. FULLERTON AVE  
CHICAGO, IL 60614

**SEND SUBSEQUENT TAX BILLS TO:**

GREG NELSON  
4732 W. FULTON ST  
CHICAGO, IL 60644

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## LEGAL DESCRIPTION

LOT 35 AND THE EAST 8 1/3 FEET OF LOT 34 IN BLOCK 9 IN THE RE-SUBDIVISION OF BLOCKS 7 TO 10 INCLUSIVE IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF SOUTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address commonly known as:

4732 W Fulton St

Chicago, IL 60644

PIN#: 16-10-308-011-0000

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