

# UNOFFICIAL COPY

**GRANTEE'S ADDRESS:**

MAIL TAXES AND AFER RECORDING TO:

Nelson Richard Valdivieso  
1724 N. Lotus Ave  
Chicago, IL 60639

Doc#: 2119718359 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/16/2021 01:31 PM Pg: 1 of 2

Dec ID 20210501634885  
ST/CO Stamp 1-601-187-088 ST Tax \$400.00 CO Tax \$200.00  
City Stamp 2-048-931-088 City Tax: \$4,200.00

**FIDELITY NATIONAL TITLE  
CH21014313**

**WARRANTY DEED**

The Grantor, Darrell Hull, a single man, of the City of Chicago, County of Cook, and the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Nelson Richard Valdivieso of, the State of Illinois, the following described real estate in the City of Chicago, County of Cook and the State of Illinois, to wit: *\*An unmarried man*

**LEGAL:**

LOT 12 IN BLOCK 8 IN MILLS AND SONS NORTH AVENUE AND CENTRAL AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN #: 13-33-313-032-0000**

**Property Address: 1724 N Lotus Ave., Chicago, IL 60639**

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

Grantor does for the Grantor and the Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor lawfully seized in fee simple of said premises; that 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.

Dated this 24 day of JUNE 2021  
Darrell Hull  
Darrell Hull

REAL ESTATE TRANSFER TAX		24-Jun-2021
	CHICAGO:	3,000.00
	CTA:	1,200.00
	<b>TOTAL:</b>	<b>4,200.00 *</b>

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

REAL ESTATE TRANSFER TAX		24-Jun-2021
	COUNTY:	200.00
	ILLINOIS:	400.00
	<b>TOTAL:</b>	<b>600.00</b>

13-33-313-032-0000 | 20210501634885 | 1-601-187-088

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State of Illinois )  
County of Cook ) SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Darrell Hull, 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 signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and notarial seal this day of 24<sup>th</sup> June 24, 2021

Julie A Baker  
NOTARY PUBLIC



Property of Cook County Clerk's Office