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Doc#: 2120008105 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2021 09:43 AM Pg: 1 of 4

Warranty Deed Statutory (Illinois)

MAIL TAX BILL TO:
MATTHEW AND CHELSEY Danielle
MILLER * Richard
11648 S. AVENUE H
CHICAGO, IL 60617

Dec ID 20210601682216
ST/CO Stamp 1-286-591-760 ST Tax \$251.00 CO Tax \$125.50
City Stamp 2-144-851-216 City Tax: \$2,635.50

MAIL RECORDED DEED TO:

same

THE GRANTOR(S), SALVADOR ALVAREZ AND LINDA ALVAREZ, HUSBAND AND WIFE, of the CITY of CHICAGO, State of ILLINOIS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to MATTHEW *Richard* MILLER AND CHELSEY MILLER, *married*, of 4200 N. MARINE DR APT 606 CHICAGO, IL 60613, *Transfers by the entirety*, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

** Danielle*

PLEASE SEE THE ATTACHED LEGAL DESCRIPTION.

Permanent Index Number(s): 26-20-116-049-0000
Property Address: 11648 S. AVENUE H CHICAGO, IL 60617

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. To have and to hold said premises _____

DATED this 25th day of June, 2021.


SALVADOR ALVAREZ


LINDA ALVAREZ

FIDELITY NATIONAL TITLE
0021617341

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that SALVADOR ALVAREZ AND LINDA ALVAREZ personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 5th day of June, 2021.

Tiffany Haddad
Notary Public



REAL ESTATE TRANSFER TAX		29-Jun-2021
	CHICAGO:	1,882.50
	CTA:	753.00
	TOTAL:	2,635.50 *

26-20-116-049-0000 | 20210601682216 | 2-144-851-216
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		29-Jun-2021
	COUNTY:	128.50
	ILLINOIS:	251.00
	TOTAL:	379.50

26-20-116-049-0000 | 20210601682216 | 1-286-591-760

PREPARED BY:
JOHN F. KLUNK
916 SOUTH STATE STREET
LOCKPORT, IL. 60441

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Exhibit "A" – Legal Description

THE SOUTH 5 FEET OF LOT 19 AND ALL OF LOT 20 IN BLOCK 19, IN WHITFORDS SOUTH CHICAGO SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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FULL PAYMENT CERTIFICATE		
City of Chicago Department of Finance 538 South State Street, Suite 533 Monday, Friday 8:30 AM - 4:30 PM fpc@cityofchicago.org		
CERTIFICATE #:	DATE:	A.K.A.
1435070	06/15/2021	
BOOK	Page	MC#(s)

APPLICATIONS ARE REQUIRED FOR ALL TRANSFERS OF PROPERTY. SEPARATE APPLICATIONS ARE REQUIRED FOR EACH PROPERTY TO BE TRANSFERRED. FPC Fee is \$50 per application. The FPC fee is waived if the subject property is exempt from the City of Chicago Real Property Transfer Tax. Application # _____ OF _____ (QTY)

1. PREMISES INFORMATION

PREMISES ADDRESS(ES): 11848 S AVENUE H

PROPERTY INDEX # (\$):

ADDITIONAL INFORMATION:

Single Family

2. BUYER/GRAHTEE INFORMATION

NAME: Matthew and Chelsey Miller

EMAIL: matthew.miller0427@gmail.com

PHONE: 815-476-3500

BUYER REQUESTS FUTURE BILL BE MAILED TO:

NAME: Matthew and Chelsey Miller

ADDRESS: 11848 S AVENUE H CHICAGO IL 60617

3. SELLER/GRAHNTOR INFORMATION

NAME: Savador and Linda Alvarez

EMAIL:

PHONE: 773-882-8128

4. APPLICANT INFORMATION

COMPANY NAME: Fidelity National Title, LLC

NAME: Fidelity Assist

EMAIL: fidelityassist@fnt.com

PHONE:

ACKNOWLEDGMENT - Applicant, as named above, requests that the City of Chicago update its public records to reflect the transfer or pending transfer of the above premises that is the subject of this application. If new service charges accrue to the account prior to transfer of ownership of the subject property, the Department of Finance reserves the right to recalculate the balance owed. Under penalties provided by law pursuant to Section 1-109 of the Code of Civil Procedure, Applicant certifies that the statements set forth in this document are true and correct. Applicant acknowledges, and persons who make material false statements may be fined not less than \$500, nor more than \$1,000, plus three times the City's damages, litigation costs, collection costs, and attorney's fees pursuant to Section 1-2-100 of the Municipal Code of Chicago.

Applicant acknowledges that if he, she or it acquired the above listed premises pursuant to a judicial foreclosure, any full payment certificate issued pursuant to this application will reflect a zero balance as of the execution date shown on the judicial deed, not as of the date of this application.

Initial here if property acquired pursuant to judicial deed.

Acct# 160780-160780	Utility Charge \$ 151.6	FPC CHARGE \$ 30
Acct#	Utility Charge \$	FPC CHARGE \$
Acct#	Utility Charge \$	FPC CHARGE \$

Based Upon FINAL METER READING TAKEN NON-METERED

1. CLOSING BASED UPON A FINAL METER READING MUST OCCUR WITHIN 60 DAYS OF EITHER: (A) THE FINAL READING DATE, OR (B) THE AUTHORIZATION DATE, WHICHEVER IS EARLIER TO THE ACCOUNT.

2. CLOSING BASED UPON A NON-METERED TERM MUST OCCUR WITHIN 60 DAYS OF THE AUTHORIZATION DATE.

3. ATTORNEYS ARE RESPONSIBLE FOR CALCULATING FROM THE DATE ABOVE TO THE DATE OF CLOSING. CHARGES THAT ACCRUE AFTER THIS DATE WILL BE TRANSFERRED TO THE BUYER.

CERTIFICATION AUTHORIZED BY: F 2/28

AUTHORIZATION DATE: 06 / 15 / 2021 FPC COMPLETION DATE: 06 / 15 / 2021

