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Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 03:06 PM Pg: 1 of 2

This document prepared by:

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Phone: 773-579-0140

Dec ID 20210301663593
ST/CO Stamp 0-954-137-872 ST Tax \$237.00 CO Tax \$118.50

FIDELITY NATIONAL TITLE

1/2

0020053163

WARRANTY DEED

THE GRANTOR, Felix Hernandez and Mirtha Iris Rocha, now known as Mirtha Hernandez as husband and wife of the City of Evergreen Park, for valuable consideration for 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 Charles Edward Walker, an unnamed man, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 16 IN CAMPUS VIEW GARDENS, AND THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOT 16, A SUBDIVISION (EXCEPT THE SOUTH 33 FEET THEREOF) OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 24-01-113-032-0000

C.K.A.: 8813 South Richmond Avenue, Evergreen Park, Illinois 60805

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 00-JUL-2021



COUNTY:	118.50
ILLINOIS:	237.00
TOTAL:	355.50

24-01-113-032-0000 | 20210301663593 | 0-954-137-872

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IN WITNESS WHEREOF, this Warranty Deed is executed by Grantor this 25 day of May 2021.

Felix Hernandez
Felix Hernandez

Mirtha Hernandez
Mirtha Iris Rocha now known as Mirtha Hernandez.

STATE OF ILLINOIS
COUNTY OF COOK

I, Maria Salceda, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Felix Hernandez and Mirtha Hernandez, 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 25 of May 2021.



Notary Public



MAIL DEED, AFTER RECORDING, TO:

Charles Edward Walker
8813 S. Richmond Ave
Evergreen Park IL 60805
Grantees Address and

SEND FUTURE TAX BILLS TO:

Charles Edward Walker
8813 S. Richmond Ave
Evergreen Park IL 60805

No. 5543
Village of Evergreen Park
\$ 1185.00
K Walker
Address: 8813 S. RICHMOND
Real Estate Transaction Stamp