

UNOFFICIAL COPY

Doc#: 2121104241 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/30/2021 02:00 PM Pg: 1 of 3

Dec ID 20210701611985
ST/CO Stamp 1-749-994-256 ST Tax \$240.00 CO Tax \$120.00
City Stamp 1-213-123-344 City Tax: \$2,520.00

WARRANTY DEED

Old Republic National Title
Insurance Company
9601 Southwest Highway
Oak Lawn, IL 60453

21138307

File No: 21138307

THIS INDENTURE WITNESSETH, that the Grantors, Lucas Alvarado, a married man, of Chicago, Illinois, and Manuel Alvarado, a/k/a Mario Alvarado, an unmarried man, of Wilmington, Delaware, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Ivan Calderon, an unmarried man of Chicago, Illinois, and Maricela Tinoco, an unmarried woman, of Chicago, Illinois, not in tenancy in common but as joint tenants, the following described real estate, to-wit:

LOTS 103 AND 104 IN OLIVER SALINGER AND COMPANY'S 51ST STREET SUBDIVISION BEING A RESUBDIVISION OF BLOCKS 1, 2 AND 6 IN NATHAN'S ADDITION TO ELSDON BEING A SUBDIVISION OF THE EAST THREE QUARTERS OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-11-302-038-0000 & 039

Address of Real Estate: 5150 S Avers Ave, Chicago, IL 60632

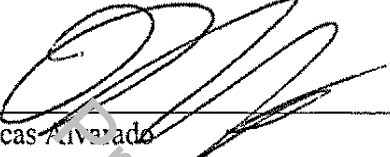
Subject to the following restrictions: general real estate taxes not due and payable at the time of Closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

THIS IS NOT HOMESTEAD PROPERTY TO GRANTORS

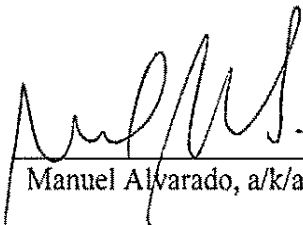
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

Dated this 06 Day of July, 2021.



Lucas Alvarado



Manuel Alvarado, a/k/a Mario Alvarado


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 Lucas Alvarado, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said 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 06 day of July, 2021.





Notary Public

REAL ESTATE TRANSFER TAX		21-JUL-2021	
	COUNTY:		120.00
	ILLINOIS:		240.00
	TOTAL:		360.00
19-11-302-038-0000 20210701611985 1-749-994-256			

REAL ESTATE TRANSFER TAX		21-JUL-2021	
	CHICAGO:		1,800.00
	CTA:		720.00
	TOTAL:		2,520.00 *
19-11-302-038-0000 20210701611985 1-213-123-344			

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

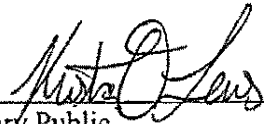
UNOFFICIAL COPY

STATE OF ILLINOIS)

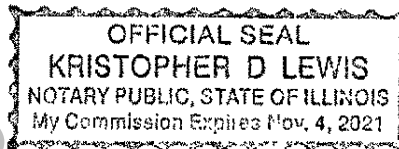
COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Manuel Alvarado, a/k/a Mario Alvarado personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said 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 06 day of July, 2021.



Notary Public



Property of Cook County Clerk's Office

This instrument was prepared by: Karyn R. Vanderwarren 120 E. Ogden Ave. Suite 124 Hinsdale, IL 60521	Send subsequent tax bills to: Ivan Calderon 5150 S. Avers Ave. Chicago, IL 60632	Mail recorded document to: Weppeler Law Group LLC Elineth Sanz Morcira ESQ 121 W Church St. Libertyville, IL 60048
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