

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

# UNOFFICIAL COPY

755949 1/3



This Instrument Prepared By:  
Brian E. Hurley  
BRIAN E. HURLEY & ASSOCIATES  
111 West Washington Street  
Suite 1320  
Chicago, Illinois 60602

Doc# 2121601054 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2021 03:00 PM PG: 1 OF 5

**Upon Recordation Return to:**

~~Rosalind Pardo~~ *see next pg.*  
~~Attorney at Law~~  
2852 North Campbell Avenue  
Chicago, Illinois 60618

## WARRANTY DEED

THE GRANTOR, Evonne Velasquez, formally known as Evonne V. Tatum, divorced, not since remarried, whose address is 1620 N. Claremont, Chicago, IL 60647, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee, Lydia Esther Becerril-Talavera, a married woman, whose address is 1771 West Granville Avenue, Chicago, IL 60660 all interest in the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 11 IN BLOCK 3 IN CALLAND'S NORTH AVENUE AND GRAND AVENUE SUBDIVISION, PART OF BLOCKS 2 AND 3 IN HAMILTON'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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

Commonly Known as: 1624 N. Kolmar Avenue  
Chicago, Illinois 60639

Permanent Index Number: 13-34-317-039-0000

Subject to 2020 taxes and subsequent years, and conditions, covenants, and restrictions of record.

This is not homestead property.

Dated as of the 25th day of June, 2021.

Evonne Velasquez

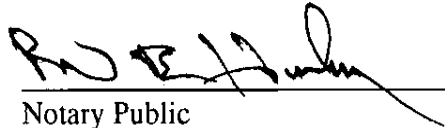
S  
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INT

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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, certify that Evonne Velasquez is personally known to me or proven to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 25th day of June, 2021.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 01/06/2024

*Mail to:*  
**Mail Future Tax Bills to:**  
Lydia Esther Becerril-Talavera  
1624 N. Kolmar Avenue  
Chicago, IL 60647



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File No: 755949

## EXHIBIT "A"

LOT 11 IN BLOCK 3 IN CALLAND'S NORTH AVENUE AND GRAND AVENUE SUBDIVISION, PART OF BLOCKS 2 AND 3 IN HAMILTON'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

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*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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**REAL ESTATE TRANSFER TAX**

22-Jul-2021



**CHICAGO:**

2,512.50

**CTA:**

1,005.00

**TOTAL:**

3,517.50\*

13-34-317-039-0000 | 20210601681550 | 0-655-258-384

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

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REAL ESTATE TRANSFER TAX

22-Jul-2021



|                  |        |
|------------------|--------|
| <b>COUNTY:</b>   | 167.50 |
| <b>ILLINOIS:</b> | 335.00 |
| <b>TOTAL:</b>    | 502.50 |

13-34-317-039-0000 | 20210601681550 | 1-065-208-592

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