

UNOFFICIAL COPY

Weppler Law Group, LLC
121 W. Church St.
Libertyville, IL 60048

Doc# 2125712521 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2021 12:47 PM Pg: 1 of 2

MAIL TAX BILL TO:

Angel Maldonado
6035 W Fullerton Ave
Chicago, IL 60630

Dec ID 20210801648300
ST/CO Stamp 1-519-730-448 ST Tax \$98.00 CO Tax \$49.00
City Stamp 1-478-442-768 City Tax: \$1,029.00

MAIL RECORDED DEED TO:

Rosenthal Law Group, LLC
3700 W Devon Ave, Suite E
Lincolnwood, IL 60712

**Warranty Deed
Statutory (Illinois)**

THE GRANTOR(S), ~~Benton Lavallais~~, a widower, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Angel Maldonado, individually, of 127 N. Latrobe Ave., Chicago, IL 60644, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

** a married man*

SEE EXHIBIT A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 16-09-313-030-0000

Property Address: 127 N. Latrobe Ave., Chicago, IL 60644

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Dated this 28th day of August, 2021

Benton Lavallais
Benton Lavallais

STATE OF Texas
)SS.
COUNTY OF TARRANT

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Benton Lavallais, 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 my release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of August, 2021

[Signature]
Notary Public

My commission expires: 04/22

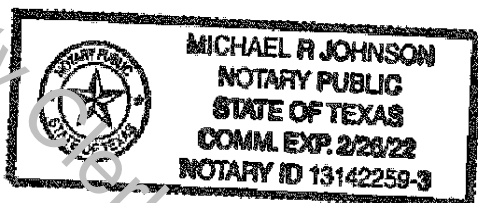


EXHIBIT A

THE NORTH 13.87 FEET OF LOT 27 AND THE SOUTH 18.13 FEET OF LOT 28 IN BLOCK 2 IN J. H. WHITESIDE AND COMPANY'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.