

# UNOFFICIAL COPY

Greater Illinois Title Co.  
300 E. Roosevelt Road  
Wheaton, IL 60187

GIT File #: 41063570G

(1/1)

Doc# 2126341035 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/20/2021 10:18 AM Pg: 1 of 4

Dec ID 20210601671257  
ST/CO Stamp 1-390-938-896 ST Tax \$160.00 CO Tax \$80.00  
City Stamp 1-482-722-064 City Tax: \$1,680.00

## RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Warranty Deed

Re.:

LOT 327 IN WILLIAM H. BRITIGAN'S MARQUETTE PARK HIGHLANDS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 50 FEET THEREOF) OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN 8 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 3/16 OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26 AFORESAID, IN COOK COUNTY, ILLINOIS.

Property address: 3518 West 73rd Place, Chicago, IL 60629  
Tax Number: 19-26-216-027-0000

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#41045108

WARRANTY DEED (Individual to Individual)

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, Kenneth Nelson & Lupe Nelson, of the City of Chicago, County of Cook, Illinois, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) to Isaias Herrera, of Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

11449PA191914491\* Formerly known as Lupe Diaz DeLeon, husband & wife

LEGAL DESCRIPTION ATTACHED

Permanent Index Number: 13-26-216-027-0000

Address of Real Estate: 3518 West 73rd Place, Chicago, Illinois 60629

SUBJECT TO: General real estate taxes for 2020 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.

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

DATED 16th day of JUNE, 2021

Kenneth Nelson signature and name

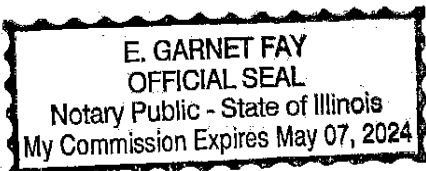
Lupe Nelson signature and name, formerly known as Lupe Diaz DeLeon

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 KENNETH NELSON & LUPE NELSON, personally known to me as the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 16th day of JUNE, 2021.

E. Garnet Fay (Notary Public) signature



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This instrument was prepared by:

E. Garnet Fay, Attorney at Law

150 N. MICHIGAN AVE, S.1230  
CHICAGO, IL 60601

MAIL RECORDED INSTRUMENT TO:



Isaias Herrera


4212 W 55TH ST  
CHICAGO IL 60632

SEND SUBSEQUENT TAX BILLS TO: *Grantee's address.*

Isaias Herrera

4212 W 55TH ST  
CHICAGO IL 60632

REAL ESTATE TRANSFER TAX		21-Jul-2021	
		COUNTY:	0.00
		ILLINOIS:	160.00
		TOTAL:	240.00
19-26-216-027-0000   20210601671257   1-390-938-896			

REAL ESTATE TRANSFER TAX		21-Jul-2021	
		CHICAGO:	1,200.00
		CTA:	480.00
		TOTAL:	1,680.00 *
19-26-216-027-0000   20210601671257   1-482-722-064			

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

Property of Cook County Clerk's Office

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## EXHIBIT "A"

LOT 327 IN WILLIAM H. BRITIGAN'S MARQUETTE PARK HIGHLANDS, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 50 FEET THEREOF) OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN 8 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 3/16 OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26 AFORESAID, IN COOK COUNTY, ILLINOIS.

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