## **UNOFFICIAL COPY**

			Doc#. 2132306318 Fee: \$98.00
This document prepared by:		)	Karen A. Yarbrough Cook County Clerk
Name: Firm/Company: Address: City, State, Zip: Phone:	Ryan Krueger Law Office of Ryan Krueger 2516 Waukegan Road #219 Glenview, IL 60025 312-498-4586	)	Date: 11/19/2021 12:51 PM Pg: 1 of 2  Dec ID 20211101643489  ST/CO Stamp 1-484-536-976 ST Tax \$270.00 CO Tax \$135.00  City Stamp 0-098-122-896 City Tax: \$2,835.00
FIRST FILE #	AMERICAN TITLE	) ) ) A	bove This Line Reserved For Official Use Only 20-30-218-013-0000 (Parcel Identification Number)

## **WARRANTY DEED**

THE GRANTOR O'BRIEN AND O'BRIEN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, for valuable consideration of 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 JULIO \* CRUZ AVALOS, A SINGLE MAN, AND KARINA J. AVALOS, A SINGLE WOMAN, with a current address of 1753 W. 56<sup>TH</sup> STREET, CHICAGO, IL 60636 hereinafter "Grantee", not as tenants in common, but rather as JOINT TENANTS with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of COOK and in the State of Illinois, to-wit:

\*Cesar

LOT 36 IN BLOCK 6 IN B.F. JACOB'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 627 FEET THEREOF) IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 1/4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 1/4 LINOIS.

COMMONLY KNOWN AS 7331 SOUTH WOLCOTT AVENUE, CHICAGO, IL 60636.

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

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WITNESS Grantor's hand this 29 day of OCTOBER, 2021.  Grantor: O'BRIEN AND O'BRIEN LLC, by PATRICK O'BRIEN, as MANAGER
STATE OF ILLINOIS COUNTY OF COOK
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CATRICK O'BRIEN 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 notation seal this 29th day of OCTOBER, 2021.
OFFICIAL SEAL RYAN KRUEGER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/14/24  Notary Public
MAIL DEED, AFTER RECORDING, TO:  Julio C. Cruz Avalos  7331 S. Wolcott Ave
7331 S. Wolcott Are
Chicago 12 60636
SEND FUTURE TAX BILLS TO:
JULIO C. CRUZ AVALOS AND KARINA J. AVALOS

7331 SOUTH WOLCOTT AVENUE CHICAGO, IL 60636