

# UNOFFICIAL COPY

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## WARRANTY DEED

Doc#: 2134133198 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/07/2021 03:12 PM Pg: 1 of 2

Dec ID 20211101641713  
ST/CO Stamp 0-168-333-968 ST Tax \$50.00 CO Tax \$25.00

THIS INSTRUMENT WAS PREPARED BY:



THE GRANTOR, **BMW PROPS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, of the City of Downers Grove, in the County of DuPage, in the State of Illinois, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** in hand paid, hereby convey(s) and warrant(s) to **THE GRANTEE, MARLENE ALVAREZ, AS individually WOMAN**, of the City of Alsip, in the County of Cook, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

<sup>20</sup> LOT ~~2~~ IN BLOCK <sup>97</sup> ~~90~~ IN VILLAGE OF PARK FOREST, AREA NO. ~~4~~ BEING A SUBDIVISION OF <sup>part</sup> OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

According to the Plat thereof recorded June 25, 1951 as Document Number 15107640



**SUBJECT TO:** 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; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois.

**PIN NUMBER:** / 31-35-208-020-0000  
**ADDRESS:** / 310 Blackhawk Drive, Park Forest, IL 60406

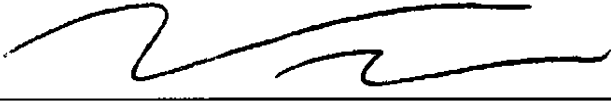
250.00cts

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

REAL ESTATE TRANSFER TAX		06-Dec-2021	
	COUNTY:	25.00	
	ILLINOIS:	50.00	
	TOTAL:	75.00	
31-35-208-020-0000		20211101641713   0-168-333-968	

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 8<sup>th</sup> day of November, 2021.

 (Seal)

**BMW PROPS LLC,  
AN ILLINOIS LIMITED LIABILITY COMPANY  
BY: VINCENT ANTHONY INCOPERO AS AGENT**

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT VINCENT ANTHONY INCOPERO** personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8<sup>th</sup> day of November, 2021.

  
Notary Public

**THIS INSTRUMENT WAS PREPARED BY:**



Vincent Anthony Incopero  
381 North York Street, Suite 1  
Elmhurst, IL 60126

Telephone: (630) 299-7600  
Facsimile: (630) 299-4579  
E-mail: [info@reallawgroup.com](mailto:info@reallawgroup.com)  
Website: <https://www.reallawgroup.com>



**File #: 333451061T**

**MAIL TO:**

Marlene Alvarez  
310 Blackhawk Drive  
Park Forest, IL 60466

**SEND SUBSEQUENT TAX BILLS TO:**

Marlene Alvarez  
310 Blackhawk Drive  
Park Forest, Illinois 60466