

# UNOFFICIAL COPY

**PREPARED BY:**

LIZBETH VALADEZ  
10526 W Cermak Rd  
Westchester, Illinois 60154

**AFTER RECORDING RETURN TO:**

CHICAGO TITLE LAND TRUST  
COMPANY TRUST NUMBER 8002376986  
2623 W 63rd St  
Chicago, Illinois 60629



Doc# 2134922065 Fee \$88.00

**PARCEL ID #:**

19-24-203-001-0000

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/15/2021 02:52 PM PG: 1 OF 3

## GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED (the "Deed"), dated 11/01/2021, is made by and between CHICAGO TITLE LAND TRUST COMPANY TRUST NUMBER 8002372063 (the "Grantor"), located at 10 S Lasalle St, CHICAGO, Illinois 60603 in the County of COOK, and CHICAGO TITLE LAND TRUST COMPANY TRUST NUMBER 8002376986 (the "Grantee"), located at 2623 W 63rd St, Chicago, Illinois 60629, located in the County of COOK.

For and in consideration of the total sum of ~~85,000.00~~ dollars, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, releases, sells and conveys unto the Grantee, all the certain plot, piece or parcel of land, together with any improvements thereon, located in Cook County at 2623 W 63rd St, Chicago, Illinois 60629, and herein described as follows:

Full legal description: LOTS 9 AND 10 IN BLOCK 1 IN AVONDALE, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.

This conveyance is made subject to the current taxes and any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights of way, prescriptive rights, whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, royalty rights, maintenance charges, zoning laws, and ordinances applicable to and enforceable against the property described in this Deed and shown by the records of the county clerk of Cook County.

Grantor does hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest in and to the property described in this Deed.

Grantee may have and hold the property described in this Deed with all the rights and appurtenances thereof, for Grantee, forever, in fee simple.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrance and/or liens.

Grantor covenants with the Grantee, that the Grantor is in possession of the said premises in fee simple, and has good right to convey the same; that the Grantor has done nothing to impair such title as Grantee shall receive; that the Grantee shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the Grantor will execute or procure any further necessary assurance of the title to said premises; and that Grantor will forever warrant the title to said premises.

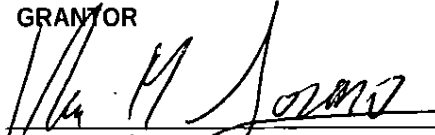
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The words "Grantor" and "Grantee" shall be construed as if they read "Grantors" and "Grantees" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, this Deed is hereby executed by the Grantor on this 29th day of November, 2021.

**GRANTOR**

**GRANTEE**


  
\_\_\_\_\_  
(Grantor Signature)

  
\_\_\_\_\_  
(Grantee Signature)

CHICAGO TITLE LAND TRUST  
C O M P A N Y TRUST      NUMBER  
8002372063  
10 S Lasalle St  
CHICAGO, Illinois 60603

CHICAGO TITLE LAND TRUST  
COMPANY      TRUST      NUMBER  
8002376986  
2623 W 63rd St  
Chicago, Illinois 60629

Signed in our presence:

  
\_\_\_\_\_  
(Witness #1 Signature)

  
\_\_\_\_\_  
(Witness #2 Signature)

LIZBETH VALADEZ

JOSE MIGUEL PINA

\_\_\_\_\_  
(Witness #1)

\_\_\_\_\_  
(Witness #2)

**REAL ESTATE TRANSFER TAX**

15-Dec-2021



COUNTY: 42.50  
ILLINOIS: 85.00  
TOTAL: 127.50

19-24-203-001-0000

| 20211201672186 | 0-642-894-480

**REAL ESTATE TRANSFER TAX**

15-Dec-2021



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

19-24-203-001-0000 | 20211201672186 | 1-667-189-392

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

Property of Cook County Clerk's Office

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State of Illinois

ss.

County of Cook

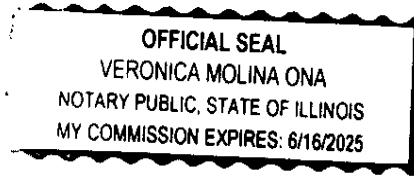
The foregoing instrument was acknowledged before me on 11/01/2021, by CHICAGO TITLE LAND TRUST COMPANY TRUST NUMBER 8002372063 personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

Veronica Molina Ona  
(Notary Public Signature)

Notary Commission Expires:

06/16/2025



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