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1 of 2
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Dora Hernandez
3256 S. Stewart
Chicago, IL 60616

763717

**Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602**



Doc# 2210234062 Fee \$38.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/12/2022 02:56 PM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

THE GRANTOR Dora Hernandez, a single individual, of 3256 S. Stewart, Chicago, IL 60616 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Shaakira Mason, a married individual, of 1528 South Wabash Ave., Chicago, IL 60607, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

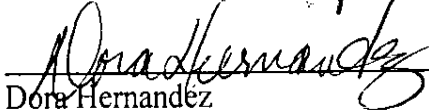
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 17-33-200-075-0000

Property Address: 3256 S. Stewart, Chicago, IL 60616

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

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 due and payable at the time of Closing.

Dated this 20th day of MARCH, 2022.


Dora Hernandez

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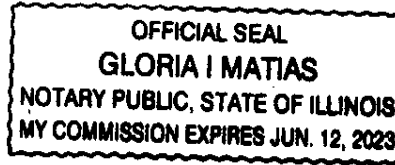
STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dora Hernandez personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered in the instrument as her 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 notarial seal, this 28 day of March, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
Timothy Henderson
The Law Offices of Timothy N. Henderson, Ltd.
33 North LaSalle Street, Suite 2119
Chicago, IL 60602

MAIL TO:

Alan J. Bernstein Attorney at Law
10 S. LaSalle
Ste. 1420
Chicago, IL . 60603

SEND SUBSEQUENT TAX BILLS TO:

Shaakira Mason
3256 S. Stewart
Chicago, IL 60616

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EXHIBIT "A"

(EXCEPT THE NORTH 558.0 FEET) OF THAT PART OF LOTS 1 TO 21 INCLUSIVE IN SUB BLOCK IN BLOCK 4 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF S. STEWART AVENUE AND PARTS OF ALLEYS VACATED BY ORDINANCE RECORDED JUNE 21,1906 AS DOCUMENT 3882780 LYING WITHIN SAID SUB BLOCK 3, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF 66 FOOT WIDE W. 33RD STREET WITH THE WEST LINE OF SAID VACATED S. STEWART AVENUE (SAID WEST LINE OF VACATED S. STEWART AVENUE ALSO BEING THE EAST LINE OF THE ORIGINAL 66 FOOT WIDE RIGHT OF WAY OF THE PITTSBURGH, FORT WAYNE AND CHICAGO RAILWAY COMPANY) THENCE NORTH ALONG THE WEST LINE OF SAID VACATED S. STEWART AVENUE AND ITS NORTHERLY EXTENSION 63185 FEET MORE OR LESS TO A POINT ON THE CENTER LINE OF W. 32ND STREET; THENCE EAST ALONG THE CENTER LINE OF SAID W. 32ND STREET, 100.648 FEET MORE OR LESS TO THE POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF S. SEWART AVENUE AS DEDICATED BY SAID ORDINANCE RECORDED JUNE 21,1906 AS DOCUMENT 3882870, THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID S. STEWART AVENUE 601.60 FEET MORE OR LESS TO A POINT OF CURVE IN THE WEST LINE OF SAID S. STEWART AVENUE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 30 FEET, A DISTANCE OF 47.40 FEET TO A POINT ON THE NORTH LINE OF SAID WEST 33RD STREET THENCE WEST ALONG THE NORTH LINE OF SAID W. 33RD STREET, 70.73 FEET MORE OR LESS TO THE POINT OF BEGINNING (EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART TAKEN OR USED FOR WEST 32ND STREET) ALL IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

12-Apr-2022



CHICAGO:	5,250.00
CTA:	2,100.00
TOTAL:	7,350.00 *

17-33-200-075-0000 | 20220401678791 | 1-937-101-712

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

12-Apr-2022



COUNTY:	350.00
ILLINOIS:	700.00
TOTAL:	1,050.00

17-33-200-075-0000

| 20220401678791

| 0-649-319-312