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Doc#: 2211728032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2022 11:33 AM Pg: 1 of 4

Dec ID 20220301663475
ST/CO Stamp 0-832-554-896 ST Tax \$230.00 CO Tax \$115.00

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Julian Martinez, a single man, of 218 47th Ave, Bellwood, IL 60104, 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 THE GRANTEE Susana Alvarado and Ismael Magallanes, single people, of 1300 Euclid Ave, Berwyn, IL 60402, not as tenants in common but as joint tenants, 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): 15-08-221-029-0000

Property Address: 218 47th Ave, Bellwood, IL 60104

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, private and utility easements and roads and highways, general taxes for the 2nd installment of 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Dated this 15 day of April, 2022.


Julian Martinez

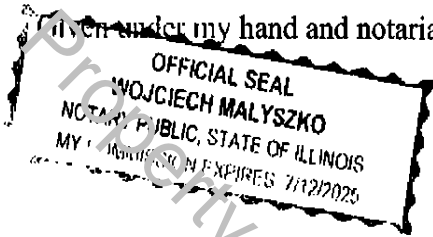


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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Julian Martinez, 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 he signed, sealed and delivered in the 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 notarial seal, this 15 day of April, 2022.



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY
Alicja M. Sroka
Alicja M. Sroka & Associates, P.C.
7742 W. Higgins Rd #C-102
Chicago, IL 60631

MAIL TO:

Brian N. Tierney
The Law Office of Brian N. Tierney, LLC
6348 S. Central Ave
Chicago, IL 60638

SEND SUBSEQUENT TAX BILLS TO:

Susana Alvarado
218 47th Ave
Bellwood, IL 60104

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EXHIBIT A

LEGAL DESCRIPTION

LOT 37 IN BLOCK 13 IN HULBERT'S ST. CHARLES ROAD SUBDIVISION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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COUNTY:	115.00
ILLINOIS:	230.00
TOTAL:	345.00



15-08-221-029-0000 | 20220301663475 | 0-832-554-896