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WARRANTY DEED

Doc#. 2215435164 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/03/2022 02:38 PM Pg: 1 of 2

Dec ID 20220501617816

ST/CO Stamp 0-704-716-880 ST Tax \$170.00 CO Tax \$85.00

Chicago little

THE GRANTOR(S), Las A. Rodriguez Jr., married to Daisy Rodriguez*, of the City of Posen and State of Illinois, for and in consideration of TEN & 00/100 DOLLARS in hand paid, conveys and warrants to Victor Alvarez Hernandez and Married for the County of 5458 S Karlov Ave., Chicago, IL, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 29 IN BLOCK 2 IN POSEN ACRES, RESUBDIVISION OF LOTS 15 AND 16 IN POSEN ACRES, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 20 ACRES OF THE SOUTHWEST FRACTIONAL 1/4 OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE (EXCEPT THAT PORTION OF SAID LOTS 15 AND 16, IF ANY, EXTENDING BEYOND THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, AFORESAID), IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, restrictions or record, private, public and utility easements and roads and highways, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2022; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 28-12-325-029-0000

Address of Real Estate: 14944 San Francisco Ave., Posen, IL 60469

Dated this 14th day of May ..., 2022

uis A. Rodriguez Jr. Daisy Rodriguez (*signing to waive

homestead)

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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 Luis A. Rodriguez Jr. and Daisy Rodriguez, personally known to me to be the person whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acl nowledged that he/she signed, sealed, and delivered the said instrument as his/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 official seal this 14th day of May

OFFICIAL SEAL
KAITLYN E CHIAPPETTA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/12/24

, 20<u>22</u>

Notary Public

Sounity Clory's Office

Prepared By:

Melanie J. Matiasek 802 Arlington Ave. La Grange, IL 60525

Mail To:

Vasilios Sarikas, 6616 Cermak Rd. Berwyn, Ib 60402

Name and Address of Taxpayer:

Victor Alvarez Hernandez, 14944 San Francisco Ave., Posen, IL 60469