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WARRANTY DEED

Doc#: 2216712097 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/16/2022 07:33 AM Pg: 1 of 4

Dec ID 20220601648664
ST/CO Stamp 0-854-657-104 ST Tax \$186.00 CO Tax \$93.00

140816

THE GRANTOR(S) Jose Luis Velazquez and Esperanza Mariscal Palacios, husband and wife of the City of Park Forest, County of Cook, Illinois, for and in consideration of Ten and NO/00 (\$10) in hand paid, convey(s) and warrant(s) to Martin L. Winston and Martin J. Winston, 3814 215th Street Village of Matteson Illinois the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Attached Legal Description

930dol's00cts

SUBJECT TO:

Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, and easements of record.

The Grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): **32-30-106-077-0000**

Address of Real Estate: **101 Algonquin Street, Park Forest, IL 60466**

Dated this 21 day of May 2022.



Jose Luis Velazquez



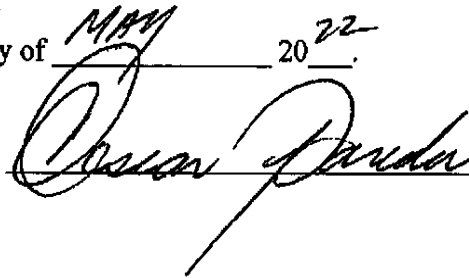
Esperanza Mariscal Palacios

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Jose Luis Velazquez and Esperanza Mariscal Palacios** personally known to me to be the persons whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their 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 31st day of MAY 2022.

 (Notary Public)



Prepared By:

The Law Office of Gerardo Badiano, P.C.
121 S. Wilke Rd. Suite 301
Arlington Heights, IL 60005

Mail To:

Martin Winston
101 Algonquin Street, Park Forest, IL 60466

Name and Address of Taxpayer/Address of Property:



Martin Winston
101 Algonquin Street, Park Forest, IL 60466

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THAT PART OF OUTLOT 'A' IN BLOCK 2 IN THE VILLAGE OF PARK FOREST AREA NO. 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1951 AS DOCUMENT 15107641, DESCRIBED FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1 IN BLOCK 2 IN SAID VILLAGE OF PARK FOREST AREA NO. 1 THENCE SOUTHWESTERLY ON A CURVE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 174.25 FEET AND TANGENT TO THE NORTHERLY LINE OF SAID LOT 1, 65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID CURVE 116.46 FEET TO A POINT OF TANGENT; THENCE SOUTH 10 DEGREES 10 MINUTES WEST ON SAID TANGENT 39.10 FEET TO A CORNER OF SAID OUTLOT "A" BEING ALSO A POINT ON THE SOUTHEASTERLY LINE OF LOT 1 EXTENDED SOUTHWESTERLY; THENCE NORTHEASTERLY ON SAID EXTENDED LINE TO A POINT 60 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

	15-Jun-2022
COUNTY:	93.00
ILLINOIS:	186.00
TOTAL:	279.00

32-30-106-077-0000 | 20220601648664 | 0-854-657-104