

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

Mail to:

The Gunderson Law Firm
2155 W. Roscoe St.
Chicago, IL 60618

GRANTEES ADDRESS/ Name & address of taxpayer:

Cristina Hernandez
1309 N. 36th Avenue
Melrose Park, IL 60160

Doc#. 2217834183 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/27/2022 03:01 PM Pg: 1 of 3

Dec ID 20220601645083
ST/CO Stamp 2-093-131-856 ST Tax \$265.00 CO Tax \$132.50

THE GRANTOR(S) Latasha Nicole Yates, a single woman of the City of Carbondale, state of Illinois for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Cristina Hernandez, as a single woman of the City of Chicago, Illinois all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

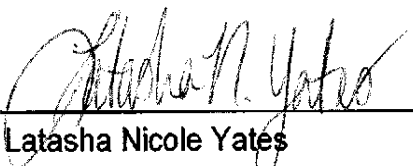
LOT 7 (EXCEPT THE NORTH 85 FEET) IN BLOCK 5 IN HENRY SOFFEL'S THIRD ADDITION TO MELROSE PARK, A SUBDIVISION OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

Property Address: 1309 N. 36th Avenue, Melrose Park, IL 60160

Parcel ID(s): 15-04-304-025-0000

FIDELITY NATIONAL TITLE
CH22013478



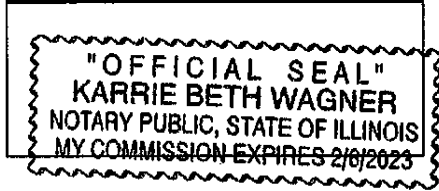
Latasha Nicole Yates

VILLAGE OF MELROSE PARK
Certificate of Compliance
TRANSFER STAMP
Ordinance No. 687
1309 N 36TH AVE
Address of Property
D.A. 6-21-22
Approved Date

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This 3rd day of June 2022

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Latasha Nicole Yates



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 3rd day of June 2022

Commission expires

7/4/23

[Signature]
NOTARY PUBLIC

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

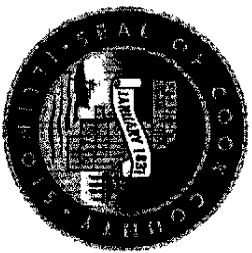
**Dennis Coleman
The Coleman Law Office, LLC
125 S. Wacker Drive
Ste. 300
Chicago, IL 60606**

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

21-Jun-2022



COUNTY:	132.50
ILLINOIS:	265.00
TOTAL:	397.50

15-04-304-025-0000 | 20220601645083 | 2-093-131-856

Property of Cook County Clerk's Office