

UNOFFICIAL COPY

**Warranty DEED
ILLINOIS STATUTORY**

Doc#: 2219313559 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2022 03:49 PM Pg: 1 of 2

Dec ID 20220201636785
ST/CO Stamp 0-720-069-712 ST Tax \$95.00 CO Tax \$47.50
City Stamp 0-474-588-240 City Tax: \$1,088.71

FIRST AMERICAN TITLE
FILE # AF1020226

THE GRANTOR(S), Lillie Wells, an unmarried woman, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrants by Warranty Deed to Luis A Alfaro Ruelas, an unmarried man, of 9133 S. Hamlin, Evergreen Park, IL 60805 the following described real estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 12 FEET OF LOT 33 AND LOT 34 (EXCEPT THE NORTH 2 FEET THEREOF) IN BLOCK 174 IN SOUTH CHICAGO, BEING A SUBDIVISION OF CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF SECTIONS 12 AND 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 05, 1875, IN BOOK 9, PAGE 93 OF PLATS, AS DOCUMENT NUMBER 42641, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of records, 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 years 2022.

Permanent Real Estate Index Number(s): 25-12-419-051-0000

Address of Real Estate: 10037 South Hoxie Avenue, Chicago, IL 60617

Dated this 28th day of February, 2022

GRANTORS:

Lillie Wells
Lillie Wells

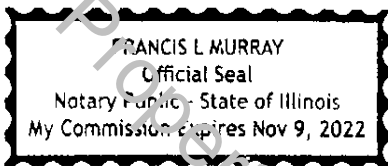
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STATE OF IL,

COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lillie Wells personally known to me to be the person(s) whose name(s) are subscribed to this Warranty Deed, 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 28 day of February, 2022.



Francis L Murray
Notary Public

Prepared By:

Daniel F. Murray, 11104 Front Street, Suite 1A, Mokena, IL 60448

Mail To:

Anthony N Panzica
2510W BR VINE Chicago IL 60618

Name and Address of Taxpayer:

Luis A Alfaro Ruelas
10037 South Hoxie Ave, Chicago, IL 60617