

UNOFFICIAL COPY

1L22002731

WARRANTY DEED (Illinois)

Doc#: 2226433107 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2022 10:48 AM Pg: 1 of 2

THIS DEED is made as of the 1 day of
September, 2022, by and between

Dec ID 20220901638019
ST/CO Stamp 0-782-411-344 ST Tax \$330.00 CO Tax \$165.00
City Stamp 1-322-165-840 City Tax: \$3,465.00

THE HUNTER INSTITUTE, AN ILLINOIS NOT
FOR PROFIT CORPORATION

("Grantor," whether one or more),

and

CARLOS ALVAREZ ^{Married Man} AND
KAREN Y ABARCA CUEVAS ^{Married Women}
AS JOINT TENANTS

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

The South 1/2 of Lot 18 and all of Lot 19 in Block ² X in Collins and Gauntlett's Irving Park Gardens, being a subdivision of the West 1/2 of the ~~Southwest~~ ^{Southwest} 1/4 of the Southwest 1/4 in Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, in ^{Southeast} Cook County, Illinois

P.I.N.: 13-17-314-048-0000

COMMONLY KNOWN AS: 4114 N MEADE AVE., CHICAGO, IL 60634

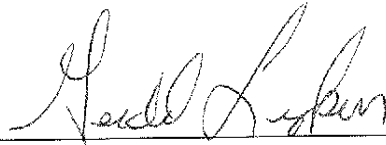
Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2011 and subsequent years.

Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 1 day of September, 2022.



THE HUNTER INSTITUTE, AN ILLINOIS NOT FOR PROFIT CORPORATION
BY: GERALD LIPKIN, ITS PRESIDENT

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Carlos Alvarez & Karen Y. Abarca Cuevas
4114 N. Meade Ave.
Chicago, IL 60634.

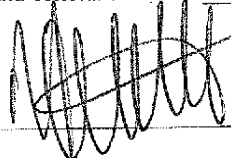
SEND SUBSEQUENT TAX BILLS TO: CARLOS ALVAREZ AND KAREN Y. ABARCA CUEVAS
4114 N MEADE AVE., CHICAGO, IL 60634

OR RECORDER'S OFFICE BOX NO. _____

STATE OF IL }
COUNTY OF Lake } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that GERALD LIPKIN FOR THE HUNTER INSTITUTE, AN ILLINOIS NOT FOR PROFIT CORPORATION is 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 said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 1 day of September, 2022.

Notary Public 

My Commission Expires: 6-19-24

