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FIDELITY NATIONAL TITLE

Ch 22027515
1083

WARRANTY DEED Fee Simple

Doc#: 2302640258 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/26/2023 02:38 PM Pg: 1 of 3

Dec ID 20230101639880
ST/CO Stamp 0-791-119-696 ST Tax \$260.00 CO Tax \$130.00

THE GRANTORS

(The space above for Recorder's use only)

Angel J. Heredia (a married man) for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEY** and **WARRANT** to Krystal Hall a single woman the following described Real Estate situated in Cook County, Illinois, commonly known as 4012 Warren Avenue, Bellwood, IL 60104 legally described as:

LEGAL DESCRIPTION

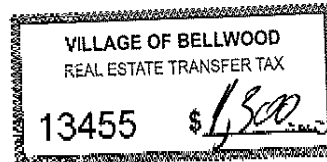
LOTS 56 AND LOT 57 IN LEVI G. HETZEL'S ADDITION TO BELLWOOD IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2022 and subsequent years, and acts done by or through the Buyer.

Property Address: 4012 Warren Avenue, Bellwood, IL 60104

Property Index No.: 15-09-320-003-0000 and 15-09-320-004-0000



* Non-homestead property

IN WITNESS WHEREOF, Sellers have signed and sealed this Warranty Deed in the County of Cook, State of Illinois this 9th day of January, 2023.

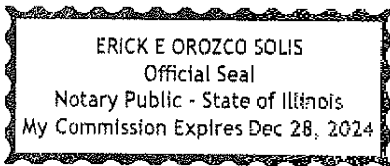
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Angel J. Heredia
Angel J. Heredia

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Angel J. Heredia, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9 day of January, 2023.



[Signature]
NOTARY PUBLIC

Commission expires 12/28/2024

This instrument was prepared by: Nick V. Marinkovich
Dreyfus Law Group
2040 N. Harlem Avenue
Elmwood Park, IL 60707

GRANTEE'S ADDRESS &

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Kmstel Hall
4012 Wauver Ave
Bedford IL 60014

Kmstel Hall
4012 Wauver Ave
Bedford IL 60014

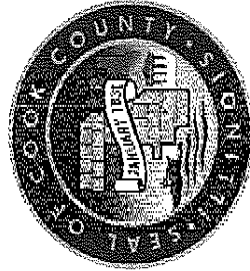
OR

Recorder's Office Box No. _____

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REAL ESTATE TRANSFER TAX

26-Jan-2023



COUNTY:
ILLINOIS:
TOTAL:

130.00
260.00
390.00

15-09-320-003-0000

20230101639880

0-791-119-696

Property of Cook County Clerk's Office