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SPECIAL WARRANTY DEED

(Corporation to Individual)

Doc#: 2305429248 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2023 04:10 PM Pg: 1 of 3

This Indenture made this

25th day of January, 2023

Dec ID 20230201647784
ST/CO Stamp 0-001-269-584 ST Tax \$255.00 CO Tax \$127.50
City Stamp 0-340-680-528 City Tax: \$2,677.50

NH Investment Advisor, LLC

party of the first part, and

Laura Karina Sanchez and Gustavo Alvarez,

Wife & Husband, as Tenants by the Entirety

party of the second part

Grantee's Address: **10427 S Ave E, Chicago, IL 60617**

WITNESSETH, that the said party of the first part, for an in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the party of the second part, the receive whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

subject to: taxes not yet due and payable, general restrictions as they appear of record.

Permanent Real Estate Index No.: 26-30-308-004-0000

Property Address: 2653 E 127th St, Chicago, IL 60633



Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise Appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, 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 said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successor, does covenant, promise and agree, to and with said party of the second part, their 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 FOREVER DEFEND.


The 16th day of February, 2023

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its authorized agent, the day and year first above written.

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX		23-Feb-2023
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50

26-30-308-004-0000 | 2023C201647784 | 0-001-269-584

REAL ESTATE TRANSFER TAX		23-Feb-2023
	CHICAGO:	1,912.50
	CTA:	765.00
	TOTAL:	2,677.50 *

26-30-308-004-0000 | 20230201647784 | 0-340-680-528
* Total does not include any applicable penalty or interest due.

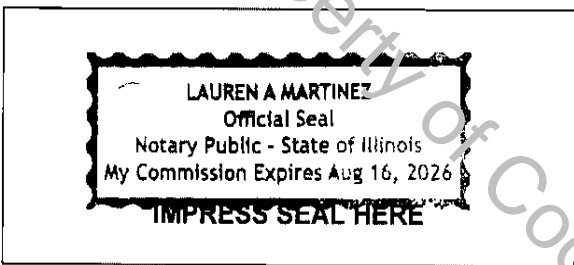
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Kelley V Flinn
Kelley V. Flinn, authorized agent

I, undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY ACKNOWLEDGE, that Kelley V. Flinn _____, personally appeared before me and acknowledged himself/herself as the authorized agent of NH Investment Advisor, LLC and is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such they signed and delivered the said instrument as pursuant to authority given by the Board of Directors of said corporation, as his/her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 16th day of February, 20 23.



My Commission expires on _____
Lauren A. Martinez
Notary Public

This Instrument Was Prepared By:

Kelley V. Flinn
1309 W. Main Street
St. Charles, IL 60174

Martinez Law LLC: 4115 W 26th St, Chicago, IL.
MAIL TO: 60623

SEND TAX BILLS TO: Laura Karina Sanchez & Gustavo Alvarez: 2653 E 127th St, Chicago, IL 60633

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EXHIBIT "A"

LOT 3 IN BLOCK 5 IN FIRST ADDITION TO RAY QUINNS AND COMPANY'S FORD CENTER, BEING A RESUBDIVISION OF BLOCKS 1, 7 AND LOTS 1, 2 AND 3 IN BLOCK 5 (EXCEPT PORTIONS OF ALLEYS DEDICATED) IN MARY W. INGRAM'S SUBDIVISION OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office