

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR,  
Alena Ford, an unmarried women  
of

7234 West Berwyn Avenue

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453  
Oak Lawn, IL 60453  
9601 Southwest Highway  
Old Republic Title

23180124 1/1

Doc#: 2326533016 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/22/2023 09:25 AM Pg: 1 of 3

Dec ID 20230901621243  
ST/CO Stamp 0-368-242-128 ST Tax \$350.00 CO Tax \$175.00  
City Stamp 1-583-541-712 City Tax: \$3,675.00

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEYS AND WARRANTS to THE GRANTEE

J.  
Manuel Vazquez  
83 Longview Road  
Capon Bridge, WV 26711

the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 123 IN ORIOLE PARK VILLAGE SECOND ADDITION BEING A SUBDIVISION OF PART OF LOT 4 OF A. HEMMINGWAY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 1, AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MEDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-12-215-034-0000  
Property Address: 7234 West Berwyn Avenue, Chicago, IL 60656

to have and to hold said premises forever.

SUBJECT TO: General Real Estate Taxes for the second installment of 2022 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 7<sup>th</sup> day of September, 2023.

(SEAL)

Alena Ford

(SEAL)

MAIL TO:  
Law Office of Ryan B. Werner, LLC  
1655 North Arlington Heights Road  
Ste 104E  
Arlington Heights, IL 60004

SEND SUBSEQUENT TAX BILLS TO:  
Manuel Vazquez  
7234 West Berwyn Avenue  
Chicago, IL 60656

This instrument was prepared by: Jason C. Schram, 8501 W. Higgins Road, Suite 270, Chicago, IL 60631.

REAL ESTATE TRANSFER TAX 14-Sep-2023

	COUNTY:	175.0
	ILLINOIS:	350.0
	TOTAL:	525.0

12-12-215-034-0000 | 20230901621243 | 0-368-242-128

REAL ESTATE TRANSFER TAX 14-Sep-2023

	CHICAGO:	2,625.00
	CTA:	1,050.00
	TOTAL:	3,675.00 *

12-12-215-034-0000 | 20230901621243 | 1-583-541-712

\* Total does not include any applicable penalty or interest due.

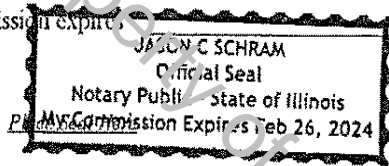
# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
   ) SS  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Alena Ford, 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 she signed, sealed and delivered the said instrument as her 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 8<sup>th</sup> day of September, 2023.

Commission expires \_\_\_\_\_ 20 \_\_\_\_\_



*Jason Schram*  
 \_\_\_\_\_  
 NOTARY PUBLIC

Property of Cook County Clerk's Office

Old Republic National Title  
 Insurance Company  
 9601 Southwest Highway  
 Oak Lawn, IL 60453

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## LEGAL DESCRIPTION

LOT 123 IN ORIOLE PARK VILLAGE SECOND ADDITION, BEING A SUBDIVISION OF PART OF LOT 4 OF A. HEMMINGWAY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 1, AND PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:  
7234 W Berwyn Ave  
Chicago, IL 60656

PIN#: 12-12-215-034-0000

Property of Cook County Clerk's Office