

UNOFFICIAL COPY

Doc#: 2330613605 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2023 04:13 PM Pg: 1 of 3

WARRANTY DEED

Mail Document to:
Hector Alvarez and
Gabriela Nunez *Jr*
6617 S. Keating Ave.
Chicago, IL 60629

102

Dec ID 20231001663956
ST/CO Stamp 1-855-645-648 ST Tax \$309.00 CO Tax \$154.50
City Stamp 2-014-111-696 City Tax: \$3,244.50

Mail Tax Bill to:
Hector Alvarez and
Gabriela Nunez *Jr*
6617 S. Keating Ave.
Chicago, IL 60629

The above space for recorder's use only

THE GRANTOR(S), **Omar Cuadra and Margarita Mena**, *nka Margarita Cuadra, husband & wife* as joint tenants, of 6617 S. Keating Ave., Chicago, IL 60629, and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other good and valuable considerations, in hand paid, Convey(s) and Warrant(s) to ~~Hector Alvarez and Gabriela Nunez~~, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED
PIN #: 19-22-117-006-0000

Hector Alvarez Jr., a single man and Gabriela Nunez, a single woman, as joint tenants, of 3532 Hubbard St., Chicago IL 60629

Property Address: 6617 S. Keating Ave., Chicago, IL 60629

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

Mail To:
Carrington Title Partners, LLC
1919 S. Highland Ave., Ste 315-B
Lombard, IL 60148
2023-004390R0

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In Witness Whereof, the Grantor aforesaid have hereunto set their hand and seal(s) this

23 day of October 2023.

Omar Cuadra

Omar Cuadra

Margarita Mena NKA Margarita Cuadra
Margarita Mena, NKA Margarita Cuadra

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that, **Omar Cuadra and Margarita Mena, as joint tenants, of 6617 S. Keating Ave., Chicago, IL 60629**, are 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, including the release and waiver of the right of homestead. Given under my hand and notarial seal this 23 day of October 2023.

Subscribed and Sworn to Before
me this 23 day of October 2023.

Michelle R Smith
NOTARY PUBLIC



PROPERTY OF CLERK'S OFFICE

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LEGAL DESCRIPTION

LOT 33 IN BLOCK 14 IN MARQUETTE RIDGE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND OF THE NORTH 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 133 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PIN #: 19-22-117-006-0000

Property Address: 6617 S. Keating Ave., Chicago, IL 60629

This instrument prepared by:
Joseph C. Iacullo
333 Busse Hwy., #1259
Park Ridge, IL 60068
773-219-2680

Property of Cook County Clerk's Office