

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 2409202239 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/1/2024 12:15 PM Pg: 1 of 3

Dec ID 20240301655390

ST/Co Stamp 0-325-498-416 ST Tax \$210.00 CO Tax \$105.00

City Stamp 2-132-334-128 City Tax \$2,205.00

*Above Space for Recorder's Use Only*

THE GRANTOR(S) Gwyneeda Morris, a single woman of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Martin Estrada as married man of 4907 S Kostner Ave, Chicago, Illinois, 60632 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 19-03-300-026-0000

Address(es) of Real Estate: 4330 S Keating Ave Chicago Illinois 60632

The date of this deed of conveyance is dated this 18<sup>th</sup> day of March, 2024.

Gwyneeda Morris  
Gwyneeda Morris

State of IL, County of COOK. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gwyneeda Morris personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 official seal dated this 18<sup>th</sup> day of March, 2024.



Elizabeth Mann  
Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as: 4330 S Keating Ave  
Chicago, Illinois 60632

**Legal Description:**

THE NORTH 30 FEET OF THE SOUTH 60 FEET OF LOT 130 IN FREDERICK H. BARTLETT'S 48TH AVENUE  
SUBDIVISION OF LOT A (EXCEPT RAILROAD) IN CIRCUIT COURT PARTITION OF THE SOUTH RESERVE OF SECTION  
3, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

This instrument was prepared by:	Send subsequent tax bills to:	Mail recorded document to:
<p>Elizabeth Mann  15127 S. 73rd Ave, Suite F Orland Park, IL 60462</p>	<p>Martin Estrada 4330 S. Keating Avenue Chicago, IL 60632</p>	<p>Nery Richardson &amp; Konevko LLC 4258 W. 63rd St. Chicago, IL 60629</p>

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

01-Apr-2024



<b>COUNTY:</b>	105.00
<b>ILLINOIS:</b>	210.00
<b>TOTAL:</b>	315.00

19-03-300-026-0000

| 20240301655390 | 0-325-498-416

**REAL ESTATE TRANSFER TAX**

01-Apr-2024



<b>CHICAGO:</b>	1,575.00
<b>CTA:</b>	630.00
<b>TOTAL:</b>	2,205.00 *

19-03-300-026-0000 | 20240301655390 | 2-132-334-128

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

Property of Cook County Clerk's Office