

# UNOFFICIAL COPY

Doc#: 2417630127 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/24/2024 3:15 PM Pg: 1 of 3

Dec ID 20240601629603

ST/Co Stamp 0-959-218-480 ST Tax \$645.00 CO Tax \$322.50

City Stamp 1-507-263-280 City Tax \$6,772.50

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Mail to:

Alfredo Flores Huerta  
1930 S. Federal St, Unit A  
Chicago, Illinois 60616

Name and Address of Taxpayer:

Alfredo Flores Huerta  
1930 S. Federal St, Unit A  
Chicago, Illinois 60616

CT 112

Preparer File: 24GCO001256SK

THE GRANTOR Elizabeth Haynes, married to Kevin Carlson, both 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 consideration in hand paid, CONVEYS and WARRANTS to Alfredo Flores Huerta, a married person, of 3106 S. 53rd Ave, Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 17-21-411-053-0000

Address of Real Estate: 1930 S. Federal St, Unit A  
Chicago, Illinois 60616

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Dated this 10<sup>th</sup> day of June, 20 24

X [Signature]  
Elizabeth Haynes

X [Signature]  
Kevin Carlson, solely to waive his homestead rights

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Elizabeth Haynes and Kevin Carlson, personally known to me to be the same persons whose names are 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 official seal this 10<sup>th</sup> day of June, 20 24

[Signature]  
Notary Public

Prepared by:  
Shameen Thakrar, esq  
Thakrar & Associates, PC  
1001 Green Bay Road, Suite 234  
Winnetka, IL 60093



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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION

Order No.: 24GCO001256SK

For APN/Parcel ID(s): 17-21-411-053-0000

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UNIT I-A

THAT PART OF LOTS 1 TO 7, INCLUSIVE, EXCEPTING THE NORTH 277.24 FEET, IN BLOCK 29 IN CANAL TRUSTEE'S NEW SUBDIVISION OF BLOCKS IN EAST FRACTION OF FRACTIONAL SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE NORTH 89-59'-25" EAST, ALONG THE NORTH LINE OF SAID LOT 1, SAID LINE BEING THE SOUTH LINE OF WEST 19TH STREET, 134.42 FEET, TO THE EAST LINE OF SAID LOTS 1 TO 7, SAID LINE BEING THE WEST LINE OF SOUTH FEDERAL STREET; THENCE SOUTH 00-01'-54" EAST, 336.90 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89-59'-25" WEST, 57.96 FEET; THENCE SOUTH 00-01'-27" EAST, 26.09 FEET, TO A SOUTH LINE OF SAID LOT 7, SAID LINE BEING THE NORTH LINE OF WEST CULLERTON STREET AS OCCUPIED AND MONUMENTED; THENCE NORTH 89-59'-25" EAST, ALONG A SOUTHERLY LINE OF SAID LOT 7, SAID LINE BEING THE NORTH LINE OF WEST CULLERTON STREET, TO A BEND POINT IN SOUTH LINE; THENCE NORTH 61--27'-56" EAST, ALONG A SOUTHERLY LINE OF SAID LOT 7, SAID LINE BEING THE NORTH LINE OF SOUTH ARCHER AVENUE AS OCCUPIED AND MONUMENTED, 30.61 FEET, TO THE EAST LINE OF SAID LOTS 1 TO 7, SAID LINE BEING THE WEST LINE OF SOUTH FEDERAL STREET; THENCE NORTH 00-01'-54" WEST, ALONG SAID EAST LINE, 11.49 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.