

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)**

Doc#: 2417702054 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/25/2024 11:19 AM Pg: 1 of 2

Dec ID 20240601633915
ST/Co Stamp 0-738-149-168 ST Tax \$160.00 CO Tax \$80.00
City Stamp 1-194-263-344 City Tax \$1,680.00

**FIRST AMERICAN TITLE
FILE # AF1044395**

THE GRANTOR, WILLIAM HUNTER, a single man, of the City of Chicago, County of Cook and State of Illinois for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to**

PIVARAL PROPERTIES & MANAGEMENT INC., an Illinois Corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, having its principal office at 4106 W. Oakdale Avenue, Chicago, Illinois 60641, Grantee, the following described Real Estate situated in the County of Cook, and State of Illinois, to wit:

LOT 13 IN CORBY'S RESUBDIVISION OF THE WEST 1/2 OF BLOCK 3 IN HAGAN AND BROWN'S ADDITION TO CHICAGO, BEING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 46 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Subject to covenants, conditions, and restrictions of record, public and utility easements, general real estate taxes for the year 2023 and subsequent years.

Permanent Index Number: **13-35-322-026-0000**

Address of Real Estate: **1626 N. Harding Avenue, Chicago, Illinois 60647**

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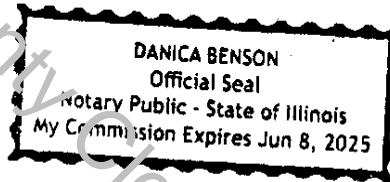
Dated this 8th day of JUNE, 2024.

x William Hunter (SEAL)
WILLIAM HUNTER

State of Illinois, County of Cook, ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **WILLIAM HUNTER, a single man**, 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 he signed, sealed and delivered the said instrument as his 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 8th day of JUNE, 2024.

Commission expires 6/8 2025 Danica Benson
NOTARY PUBLIC



This instrument was prepared by: **Stephen P. Di Silvestro**
5231 N. Harlem Avenue, Chicago, IL 60656

MAIL TO:

x **JORGE PIVARAL**
4106 W. OAKDALE AVE
CHICAGO, IL 60641

SEND SUBSEQUENT TAX BILLS TO:

x **JORGE PIVARAL**
4106 W. OAKDALE AVE
CHICAGO, IL 60641