

Doc#: 2418414764 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/2/2024 2:36 PM Pg: 1 of 4

Dec ID 20240601637430
ST/Co Stamp 0-881-009-456 ST Tax \$95.50 CO Tax \$47.75
City Stamp 0-344-138-544 City Tax \$1,002.75

(The space above for Recorder's use only)

GRANTOR, Fidel Alvarez and Maria Del Carmen Lopez, husband and wife, of 425 Julia Dr, Romeoville, IL 60446, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **GRANTEE**, Mariano Saucedo, an unmarried man, of 2330 S Trumbull Ave., Chicago, IL 60623, individually and in fee simple, the following described Real Estate situated in Cook County, Illinois, commonly known as 2436 S Albany Ave, Chicago, IL 60623, legally described as:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: Covenants, conditions and restrictions of record, public utility easements; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 25th day of June 2024

Fidel Alvarez
Fidel Alvarez
Maria Del Carmen Lopez
Maria Del Carmen Lopez

FIDELITY NATIONAL TITLE

5024007828
167

UNOFFICIAL COPY

STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Fidel Alvarez and Maria Del Carmen Lopez, known to me to be the same person(s) whose name(s) subscribed in 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 25 day of June 2024.



Katie King
NOTARY PUBLIC

Commission expires: 12 June 2027

This instrument was prepared by: Sony Cortes
Cortes Law Group, LLC
2909 N Hamlin Ave.
Chicago, IL 60618

MAIL TO:
Attn: Hugo A. Ortiz, Esq.
4548 S. Ashland Ave.
Chicago, IL 60609

SEND SUBSEQUENT TAX BILLS TO:
Attn: Mariano Saucedo
2330 S Trumbull Ave.
Chicago, IL 60623

Office of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit A

Property Address: 2436 S Albany Ave, Chicago, IL 60623

Permanent Index Number: 16-25-115-028-0000

Legal Description:

LOT 7 IN THE SUBDIVISION OF THE EAST 6 ACRES OF THE WEST 16 ACRES OF THE SOUTH 64 ACRES OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 83 FEET), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

27-Jun-2024



COUNTY:	47.75
ILLINOIS:	95.50
TOTAL:	143.25

16-25-115-028-0000

| 20240601637430 | 0-881-009-456

REAL ESTATE TRANSFER TAX

27-Jun-2024



CHICAGO:	716.25
CTA:	286.50
TOTAL:	1,002.75 *

16-25-115-028-0000 | 20240601637430 | 0-344-138-544

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

Property of Cook County Clerk's Office