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FIDELITY NATIONAL TITLE

SC 2401 2392 1/2

Doc#: 2421224390 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/30/2024 1:55 PM Pg: 1 of 4

Doc ID 20240701665970
ST/Co Stamp 0-274-442-032 ST Tax \$350.00 CO Tax \$175.00
City Stamp 1-006-659-376 City Tax \$3,675.00

WARRANTY DEED

The Grantor(s) Jose Alejandro Reynoso Hernandez, single man, of the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to Grantor(s) in hand paid, CONVEY(S) to Araceli Alvarez, ^{married} ~~single~~ woman, whose address(es) is / are: 3519 S Mozart, Chicago, IL 60632, 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 OF HEREOF

THIS IS NON-HOMESTEAD PROPERTY

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 in/as: In Severalty, forever.

Permanent Real Estate Index Number(s): 19-12-202-004-0000

Address (or Addresses) of Real Estate: 2651 W 47th Street, Chicago, IL 60632

Dated: July 26, 2024

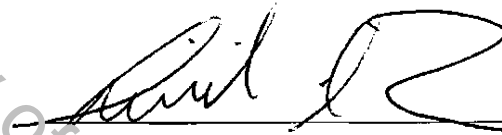
Jose Alejandro Reynoso Hernandez
Jose Alejandro Reynoso Hernandez

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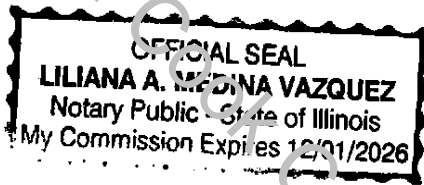
State of Illinois)
) SS.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jose Alejandro Reynoso Hernandez, 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.

DATE: July 26, 2024

 (Notary Public)

Commission Expires:



Prepared by:

MIGDAL LAW, P.C
 1 Northfield Plaza
 Suite 300
 Northfield, IL 60093

Mail to:

PATRICIA GUTIERREZ PASCUAL
 5716 W Lawrence Avenue
 Chicago, IL 60630

Name & Address of Taxpayer(s):

ARACELI ALVAREZ
 2651 W 47th Street
 Chicago, IL 60632

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EXHIBIT "A"

LOT 2 IN WALTER KOSKI'S SUBDIVISION OF THE WEST HALF (EXCEPT THE SOUTH 100 FEET AND EXCEPT THE EAST 8 FEET AND EXCEPT STREETS) OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 12 ALSO SOUTH 100 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

29-Jul-2024



COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00

19-12-202-004-0000

| 20240701665970 | 0-274-442-032

REAL ESTATE TRANSFER TAX

29-Jul-2024



CHICAGO:	2,625.00
CTA:	1,050.00
TOTAL:	3,675.00 *

19-12-202-004-0000

| 20240701665970 | 1-006-659-376

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

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