

# UNOFFICIAL COPY

Doc#: 1630215021 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/28/2016 09:28 AM Pg: 1 of 3

Dec ID 20161001673563  
ST/CO Stamp 1-604-919-104 ST Tax \$325.00 CO Tax \$162.50  
City Stamp 0-861-085-504 City Tax: \$3,412.50

## WARRANTY DEED

**CGP Holdings, LLC**, an Illinois limited liability company, **P.O. Box 286, Lake Zurich, IL 60047** ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Giancarlo Caruzzo**, a single person 6024 S. St. Lawrence, Chicago, IL ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 20-15-404-021-0000

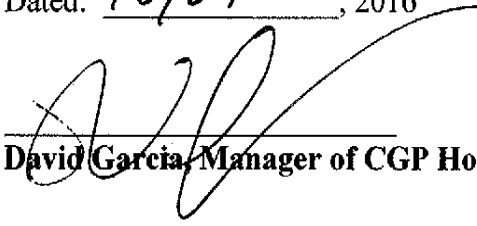
Address of Real Estate: 6024 S. St. Lawrence Ave, Chicago, IL 60637


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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

THIS IS NOT HOMESTEAD PROPERTY

16-100713

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Dated: 10/21, 2016  
David Garcia, Manager of CGP Holdings, LLC

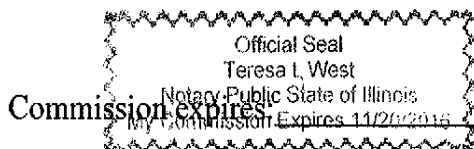
REAL ESTATE TRANSFER TAX		27-Oct-2016
	CHICAGO:	2,437.50
	CTA:	975.00
	TOTAL:	3,412.50 *



20-15-404-021-0000 | 20161001673563 | 0-861-085-504

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

STATE OF IL )  
COUNTY OF COOK )ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that **David Garcia, Manager of CGP Holdings, LLC** is 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 she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 21<sup>st</sup> day of October, 2016  
Notary Public

REAL ESTATE TRANSFER TAX		27-Oct-2016
 	COUNTY:	162.50
	ILLINOIS:	325.00
	TOTAL:	487.50

20-15-404-021-0000 | 20161001673563 | 1-804-919-104

Prepared By:

Gregory A. Braun, Esq.  
Braun & Rich, PC  
4301 Damen Avenue  
Chicago, Illinois 60618

Return to after recording and

Name and Address of Taxpayer:

~~Ruby Williams~~ GRANCARLO CARUZZO  
6024 S. St. Lawrence Ave. #2  
Chicago, IL 60637

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## EXHIBIT "A"

Lot 7 in Nathan William McChesney's Washington Park Subdivision of Lots 1 and 2 in McChesney's Subdivision of the East 1/2 of Block 12 in Maher's Subdivision of the Southeast 1/4 of Section 15, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 6024 S Saint Lawrence Ave Chicago IL. 60637

PIN(S): 20-15-404-021-0000

Property of Cook County Clerk's Office