

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

In Fee Simple

**MAIL TO:** Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607



Doc# 1918913158 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/08/2019 12:07 PM PG: 1 OF 5

### SEND SUBSEQUENT TAX BILLS TO:

ANTHONY THOMAS

6545 S. Talman

Chicago, IL 60629

GRANTOR, CARRINGTON COMMUNITY LLC, Series 6545 S Talman Avenue, an Illinois Series Limited Liability Company, by SAM SHUMAN, as its manager and duly authorized agent, of 7030W, 103<sup>rd</sup> St., Chicago Ridge, IL 60415, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE:

### ANTHONY THOMAS

all interest IN FEE SIMPLE in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

### LEGAL DESCRIPTION:


LOT 25 IN CHARLES HULL EWING'S RESUBDIVISION OF LOTS 1 TO 48, BOTH INCLUSIVE, IN BLOCK 3 IN AVONDALE, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PROPERTY INDEX NUMBER:** 19-24-219-014-0000

**COMMONLY KNOWN AS:** 6545 S. Talman, Chicago, IL 60629

Subject to: General taxes for 2019 and subsequent years; and covenants, conditions, restrictions of record, zoning laws and building lines and easements, if any; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and TO HAVE AND TO HOLD said premises in FEE SIMPLE forever.

DATED this 24 day of June, 2019.

  
CARRINGTON COMMUNITY LLC, Series 6545 S Talman Avenue, an Illinois Series Limited Liability Company by SAM SHUMAN, Manager

(See Notary Clause on second page attached hereto and made a part hereof.)

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STATE OF ILLINOIS                    )  
   )  
 COUNTY OF COOK                    )

SS.

The undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CARRINGTON COMMUNITY LLC, Series 6545 S Talman Avenue, an Illinois Series Limited Liability Company, by SAM SHUMAN, as its manager and duly authorized agent, 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 he has signed, sealed and delivered the said instrument as the free and voluntary act of said Limited Liability Company, 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 27 day of June, 2019.

*Suellen Kelley-Bergerson*  
 \_\_\_\_\_  
 Notary Public



This instrument was prepared by: Suellen Kelley-Bergerson, Attorney at Law, 3502 W. 95<sup>th</sup> St., Evergreen Park, IL 60805 – (773) 429-1800.

MAIL TO:

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 ANTHONY THOMAS  
 6545 S. Talman.  
 Chicago, IL 60629

Property of Cook County Clerk's Office

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## EXHIBIT A

**LEGAL DESCRIPTION:**

LOT 25 IN CHARLES HULL EWING'S RESUBDIVISION OF LOTS 1 TO 48, BOTH INCLUSIVE, IN BLOCK 3 IN AVONDALE, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## REAL ESTATE TRANSFER TAX

28-Jun-2019



**CHICAGO:**

1,650.00

**CTA:**

660.00

**TOTAL:**

2,310.00 \*

19-24-219-014-0000 | 20190601614069 | 0-029-812-832

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

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## REAL ESTATE TRANSFER TAX

28-Jun-2019



<b>COUNTY:</b>	110.00
<b>ILLINOIS:</b>	220.00
<b>TOTAL:</b>	330.00

19-24-219-014-0000

| 20190601614069 |

1-103-554-656