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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

410446536 1/2 JD

GIT

Doc#: 1920333178 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/22/2019 12:33 PM Pg: 1 of 2

Dec ID 20190501676198
ST/CO Stamp 1-009-996-896 ST Tax \$200.00 CO Tax \$100.00

THE GRANTOR, G.A.F. Properties, LLC, a limited liability company 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said limited liability company, **CONVEY(S) and WARRANT(S)** to Martina S. Chavez (**GRANTEE'S ADDRESS**) 1510 S. 49th Ave., Cicero, Illinois 60804 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 48 IN BLOCK 11 IN CALVIN F. TAYLOR'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS DEED IS SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number(s): 16-33-320-001-0000
Address(es) of Real Estate: 3701 S. 53rd Court, Cicero, Illinois 60804

T O W N S H I P	Town of Cicero	Address: 3701 S 53RD CT Date: 07/17/2019 Stamp #: 2019-6124 By: Kluvalos	<u>Real Estate Transfer Tax</u> \$2,000.00 <u>Payment Type: Credit</u> <u>Compliance #:</u> 2019-GY1XCKSV

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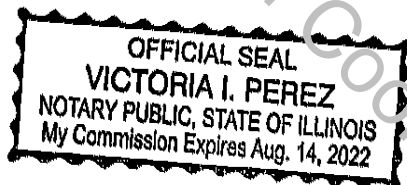
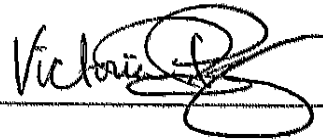
DATED 7/18/2019

G.A.F. Properties, LLC

By


 Gianni A. Ferrari
 Manager/Member
STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gianni A. Ferrari, personally known to me to be the Manager/Member of the G.A.F. Properties, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Gianni A. Ferrari signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Directors of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

 Given under my hand and official seal, this 18 day of July 2019



(Notary Public)

Prepared By: Victoria I. Perez, P.C.
 Attorney at Law
 4126 N. Lincoln Ave.
 Chicago, Illinois 60618

Mall To:

Richard Kocurek
 Attorney at Law
 3306 S. Grove Avenue
 Berwyn, Illinois 60402

Name & Address of Taxpayer:

Martina S. Chavez
 3701 S. 53rd Court
 Cicero, Illinois 60804

REAL ESTATE TRANSFER TAX

18-JUL-2019



COUNTY:	100.00
ILLINOIS:	200.00
TOTAL:	300.00

16-33-320-001-0000

20190501676198 | 1-009-996-896