

# UNOFFICIAL COPY

## WARRANTY DEED

STATE OF ILLINOIS

MAIL TO: Rosenthal Law  
3700 W. Devon Ave.  
Ste. E  
Lincolnwood, IL. 60712



Doc# 1924013184 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2019 02:25 PM PG: 1 OF 2

THE GRANTOR, Crosstown Investments, LLC an Illinois limited liability company, and GSR Investments, LLC, an Illinois limited liability company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

B.  
Duane Martin and Heather Clark, married to each other, as Tenants by the entirety

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: See attached

1897587 1/2  
Old Republic Title  
3601 Southwest Highway  
Oak Lawn, IL 60453

(See Attached)  
This is not Homestead Property.

Property Address:

11820 S. Artesian Ave., Chicago, IL 60655, subject to: general real estate taxes for the year 2019 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Crosstown Investments, LLC  
By: Robert Ambriz - Managing Member  
Robert

Dated: August 16<sup>th</sup>, 2018

  
GSR Investments, LLC  
By: Geraldo Roman - Managing Member

State of Illinois, County of Cook, SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Robert Ambriz, a managing member Crosstown Investments, LLC, and Geraldo Roman, a managing member of GSR Investments, LLC, are personally known to me to be the same persons whose names they subscribed to 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 notarial seal, this 16 day of August, 2019

  
Notary Public

My commission expires: \_\_\_\_\_  
Permanent Index Number: 24-24-419-050-0000  
Grantees Address:  
Mail subsequent tax bills to: 11820 S. Artesian Ave. Chicago, IL. 60655

PREPARED BY: IRA T. KAUFMAN - 185 N. FRANKLIN ST., 2<sup>ND</sup> FL., CHICAGO, IL 60606

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## LEGAL DESCRIPTION

THE SOUTH 3 FEET OF LOT 5, AND ALL OF LOT 6 IN BLOCK 8, IN HAROLD J. MCELHINNY'S FIRST ADDITION TO SOUTHTOWN, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Address commonly known as:  
11820 S Artesian Ave  
Chicago, IL 60655

PIN#: 24-24-419-050-0000

REAL ESTATE TRANSFER TAX		23-Aug-2019
	<b>CHICAGO:</b>	1,845.00
	<b>CTA:</b>	738.00
	<b>TOTAL:</b>	2,583.00 *

24-24-419-050-0000 | 20190801666216 | 1-601-024-608

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

REAL ESTATE TRANSFER TAX		26-Aug-2019
		<b>COUNTY:</b> 123.00
		<b>ILLINOIS:</b> 246.00
		<b>TOTAL:</b> 369.00

24-24-419-050-0000 | 20190801666216 | 1-041-928-800

Property of Cook County Clerk's Office