


UNOFFICIAL COPY

WARRANTY DEED

GRANTOR: **Brilliant Future, LLC Series 1**, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to: **Magdalena Maccombs**, a married woman, presently residing in Wheaton, Illinois, the following described Real Estate:



Doc# 2003513178 Fee \$88.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 EDWARD M. MOODY
 COOK COUNTY RECORDER OF DEEDS
 DATE: 02/04/2020 02:45 PM PG: 1 OF 2

LOT 9 IN BLOCK 1 IN GRANTS ADDITION, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-23-217-021-0000 PROPERTY ADDRESS: 1434 S. Homan Avenue, Chicago, IL 60623


SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements and building lines. (4) Governmental taxes or assessments for improvements not yet completed.

This property is not subject to the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said real estate forever.

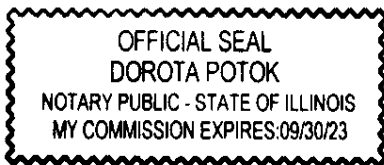
DATED this 28th day of January, 2020.

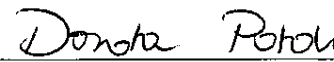
19108105 1/1
Old Republic National Title Insurance Company
 9601 Southwest Highway
 Oak Lawn, IL 60453


 Brilliant Future, LLC Series 1
 By: Marek Loza, as authorized Signor

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Marek Loza**, 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 signed, sealed and delivered said instrument on behalf of the Brilliant Future, LLC Series 1 pursuant to the resolution of its Members as his 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 OFFICIAL SEAL, this 28th day of January, 2020.




 Notary Public

Prepared by: Marek Loza, Esq., Loza Law LLC
 2500 E. Devon Ave., Suite 200, Des Plaines, IL 60018; Tel. (847) 297-9977.

Return to: Christopher S. Koziol, Esq., 6444 N. Milwaukee Avenue, Chicago, IL 60631
 1362 Shady Ln, Wheaton, IL 60187
 Send Subsequent Tax Bill To: Magdalena Maccombs, 1434 S. Homan Avenue, Chicago, Illinois 60623

S Y
P 2
S
M
SC Y
E
INT

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 9 IN BLOCK 1 IN GRANTS ADDITION, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address commonly known as:

1434 S Honan Ave



Chicago, IL 60623

PIN#: 16-23-217-021-0000

REAL ESTATE TRANSFER TAX		30-Jan-2020
	CHICAGO:	3,075.00
	CTA:	1,230.00
	TOTAL:	4,305.00 *

16-23-217-021-0000 | 2020101601712 | 1-312-430-944

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

REAL ESTATE TRANSFER TAX		30-Jan-2020
	COUNTY:	205.00
	ILLINOIS:	410.00
	TOTAL:	615.00

16-23-217-021-0000 | 20200101601712 | 0-624-782-170