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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



2004945149D

Doc# 2004945149 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/18/2020 12:39 PM PG: 1 OF 3

Property of Cook County Clerk's Office

THE GRANTOR, Family First Property Ventures, LLC, a corporation created and existing under and by virtue of the laws of the State of Nevada 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 corporation, **CONVEY(S)** and **WARRANT(S)** to Michael Sanchez and Antioco Zamora, not as tenants in common, but as joint tenants, (**GRANTEE'S ADDRESS**) 3120 West 44th Street, Chicago, Illinois 60632 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Jr.

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 20-30-400-028-0000

Address(es) of Real Estate: 7526 South Winchester Avenue, Chicago, Illinois 60620

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this 7th day of February, 2020.

Family First Property Ventures, LLC

By Rafael Martinez

Rafael Martinez
Manager

Old Republic Title # 19109427
9601 Southwest Highway
Oak Lawn, IL 60453
2/18

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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 Rafael Martinez, personally known to me to be the Manager of the Family First Property Ventures, LLC, of said corporation, 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 Rafael Martinez and Member they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of February 19 2020




S. Herrera (Notary Public)

Prepared By: Luis C. Martinez - Attorney At Law
4111 W 63rd Street
Chicago, Illinois 60629



Mail To:
Nancy Pina Campos - Attorney at Law
~~10526 West Cermak Road~~ 600 22nd ST.
~~Westchester, Illinois 60154~~ # 300
WESTCHESTER, IL 60523

Name & Address of Taxpayer:
Michael Sanchez and Antioco Zamora Jr
7526 South Winchester Avenue
Chicago, Illinois 60620

REAL ESTATE TRANSFER TAX		14-Feb-2020
	CHICAGO	1,687.50
	CTA:	675.00
	TOTAL:	2,362.50 *

20-30-400-028-0000 | 20200201612997 | 1-814-779-744

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

REAL ESTATE TRANSFER TAX		14-Feb-2020
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50

20-30-400-028-0000 | 20200201612997 | 1-881-364-320

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EXHIBIT 'A'

Legal Description

LOT 9 IN BLOCK 10 IN ENGLEFIELD, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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RECORDER OF DEEDS

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