

UNOFFICIAL COPY

Return to:
Lakeland Title Services
1300 Iroquois Ave., Ste 100
Naperville, IL 60563

WARRANTY DEED

1013955
10/1

AFTER RECORDING MAIL TO:

Steven R. Fleckner
134 N LaSalle Suite 1720
Chicago, IL 60602



20245330390

Doc# 2024533039 Fee \$93.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/01/2020 11:12 AM PG: 1 OF 3

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

PROCOPIO GROUP 7830, LLC
4844 Jarvis Avenue
Skokie, IL 60077

THE GRANTOR: Reynia Durand, a married woman, of 1707 N 24th Avenue, Melrose Park, IL 60160, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **PROCOPIO GROUP 7830, LLC**, an Illinois Limited Liability Company, of 4844 Jarvis Avenue, Skokie, IL 60077, to have and to hold in fee simple, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 1121 N. Lawndale, Chicago, IL 60651
PIN: 16-02-306-014-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tie, pipe or other conduit.

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR

REAL ESTATE TRANSFER TAX	C3-Jun-2020
CHICAGO:	1,350.00
CTA:	540.00
TOTAL:	1,890.00 *



16-02-306-014-0000 | 20200501688634 | 2-127-789-280

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

REAL ESTATE TRANSFER TAX	23-Jul-2020
COUNTY:	90.00
ILLINOIS:	180.00
TOTAL:	270.00




16-02-306-014-0000 | 20200501688634 | 1-793-208-032

S N
P 3
S
M NO
SC Y
E Yes
INT

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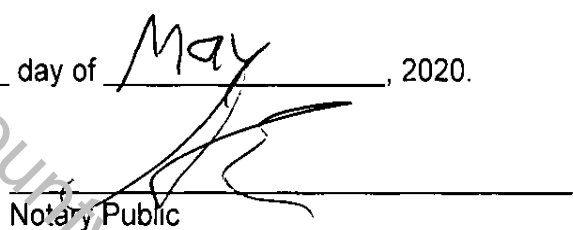
DATED this 27 day of May, 2020.


Reynia Durand

STATE OF Illinois)
COUNTY OF Cook)SS

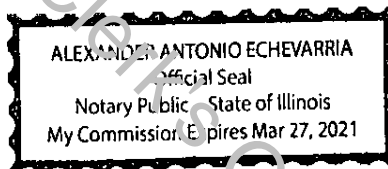
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Reynia Durand**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 27 day of May, 2020.


Notary Public

NAME AND ADDRESS OF PREPARER:

Alexander A. Echevarria
Attorney at Law
830 North Blvd., Suite A
Oak Park, IL 60301



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LOT 21 IN BLOCK 2 IN TREAT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-02-306-014-0000

**COOK COUNTY
RECORDER OF DEEDS**

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