

UNOFFICIAL COPY

Warranty Deed

STEWART TITLE
700 E. Diehl Road, Suite 101
Naperville, IL 60563

Doc#: 2030638078 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/03/2020 11:27 AM Pg: 1 of 3

Dec ID 20200901611158
ST/CO Stamp 2-039-461-344 ST Tax \$65.00 CO Tax \$32.50
City Stamp 0-218-588-640 City Tax: \$682.50

Above Space for Recorder's Use Only

STC 911287 10/1

THE GRANTOR, **CHRIS & CEDRIC NEWSSTAND, LLC**, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO GRANTEE, **JOSE NEGRETE**, an unmarried man, of the City of Chicago, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

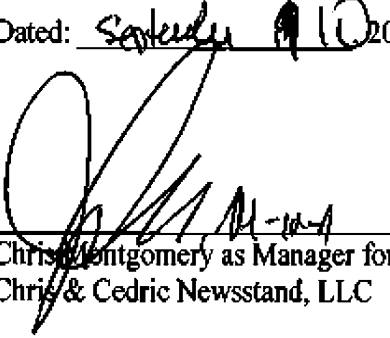
SEE ATTACHED EXHIBIT A

SUBJECT TO: General real estate taxes for the second installment of 2019 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;

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

Permanent Real Estate Tax Number: 20-23-406-021-0000
Address of Real Estate: 6812 S. Dante Ave., Chicago, IL 60637

Dated: September 10 2020


Chris Montgomery as Manager for
Chris & Cedric Newsstand, LLC

UNOFFICIAL COPY

STATE OF Illinois)
)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **CHRIS MONTGOMERY**, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this 10 day of September, 2020, in person, and acknowledged that he signed, sealed and delivered the said instrument 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 on September 10, 2020:

[Signature]
Notary Public

My Commission expires: January 15, 2024



Prepared By:
Collins & Burton, Ltd.
1300 W. Belmont Ave., Ste. 405
Chicago, Illinois 60657

After Recording Return to:

John Mondrelean
11738 S. Western
Chicago, IL 60643

Send Subsequent Tax Bills to:


Jose Negrete
6812 S. Dante
Chicago, IL 60637
↑ grantee address

UNOFFICIAL COPY

Exhibit A



Legal Description

LOT 5 AND THE NORTH HALF OF LOT 6 IN BLOCK 3 IN PEARCE AND BENJAMIN'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX	01-Oct-2020
 CHICAGO:	487.50
CTA:	195.00
TOTAL:	682.50 *

20-23-406-021-0000 | 20200901611158 | 0-218-588-640

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

REAL ESTATE TRANSFER TAX	01-Oct-2020
 COUNTY:	32.50
 ILLINOIS:	65.00
TOTAL:	97.50

20-23-406-021-0000 | 20200901611158 | 2-039-181-514