

# UNOFFICIAL COPY

Doc#: 2100413326 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/04/2021 02:07 PM Pg: 1 of 3

Dec ID 20201101667428  
ST/CO Stamp 0-391-825-376 ST Tax \$101.00 CO Tax \$50.50  
City Stamp 1-734-002-656 City Tax: \$1,060.50

## WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

This agreement, made this 23<sup>rd</sup> day of November, 2020, between HABIT, INC. a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Ana Sell Chicago LLC party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEYS AND WARRANTS unto the party of the second part, and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:

**SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Permanent Index Number(s): **20-22-207-017-0000**

Property Address: **6349 S. Evans, Chicago, IL 60637**

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

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

Dated this 23<sup>rd</sup> day of November, 2020.



Marcel Podar, President of Habit, Inc.

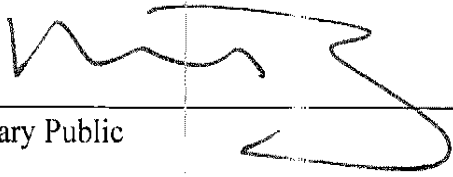
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STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marcel Podar, President of Habit, Inc., 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 in the 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 notarial seal, this 23<sup>rd</sup> day of November, 2020.



  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
Michael A. Perez  
Law Office of Michael A. Perez  
1011 North California Avenue  
Chicago, IL 60622


MAIL TO:  
  
Anna Comar  
16021 S. Park Ave  
South Holland, IL 60473

SEND SUBSEQUENT TAX BILLS TO:  
  
Anna Comar  
16021 S. Park Ave  
South Holland, IL 60473



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## EXHIBIT A LEGAL DESCRIPTION

LOT 20 IN BLOCK 1 IN LORING AND GIBB'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 28 ACRES AND THAT PART OF THE WEST 52 ACRES LYING EAST OF ST. LAURENCE AVENUE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		02-Dec-2020
	CHICAGO:	757.50
	STATE:	303.00
	TOTAL:	1,060.50

20-22-207-017-0000 | 20201101667428 | 1-734-002-656  
 \* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		02-Dec-2020
	COUNTY:	50.50
	ILLINOIS:	101.00
	TOTAL:	151.50

20-22-207-017-0000 | 20201101667428 | 0-391-625-376