

# UNOFFICIAL COPY

20126739

## WARRANTY DEED

Corporation to Individual

Doc#: 2109220375 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/02/2021 11:34 AM Pg: 1 of 5

Dec ID 20210301665411

ST/CO Stamp 1-105-269-264 ST Tax \$200.00 CO Tax \$100.00

City Stamp 1-387-520-528 City Tax: \$2,100.00

This agreement, made this 28<sup>th</sup> day  
of February, 2021,

between

AEB Investments LLC

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

*Alexandra Lopez*

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 CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

*See Attached Legal Description*

COMMONLY KNOWN AS: 7245 s. seeley Chicago IL 60636

PIN: 20-30-115-019-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2020 and subsequent years.

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, title, 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.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

AEB Investments LLC  
Name of Corp.

By: Adam Broszczak  
Its Member Adam Broszczak

Attest: Ewelina Broszczak  
Its Member Ewelina Broszczak

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Adam Broszczak & Ewelina Broszczak, personally known to me to be the Members AEB Investments LLC, an Illinois Corporation, and \_\_\_\_\_, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed 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 deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of February, 2021



Thaddeus Gauza  
NOTARY PUBLIC

This instrument prepared by :

MAIL TO:  
Alexandra Lopez  
7245 S. Seeley  
Chicago IL 60636

SEND SUBSEQUENT TAX BILLS TO:  
Alexandra Lopez  
7245 S. Seeley  
Chicago IL 60636

Recorder's Office Box No. \_\_\_\_\_

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## SCHEDULE C

The Land is described as follows:

LOT 30 IN BLOCK 8 IN HERRONS SUBDIVISION OF 50 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-30-115-019-0000

Common Address: 7245 S SEELEY AVENUE, Chicago, IL 60636

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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AMERICAN  
LAND TITLE  
ASSOCIATION



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**REAL ESTATE TRANSFER TAX**

22-Mar-2021



**CHICAGO:**

1,500.00

**CTA:**

600.00

**TOTAL:**

2,100.00\*

20-30-115-019-0000 | 20210301665411 | 1-387-520-528

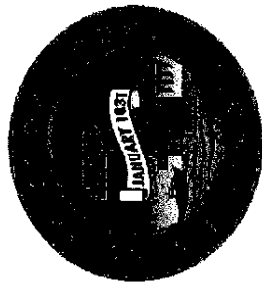
\* Total does not include any applicable penalty or interest due.

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**REAL ESTATE TRANSFER TAX**

22-Mar-2024



<b>COUNTY:</b>	100.00
<b>ILLINOIS:</b>	200.00
<b>TOTAL:</b>	300.00

20-30-115-019-0000

20210301665411

1-105-269-264

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