

WARRANTY DEED

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JOINT TENANCY
ILLINOIS STATUTORY

Doc#: 2113213055 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/12/2021 12:11 PM Pg: 1 of 3

Dec ID 20210401612647
ST/CO Stamp 0-140-500-496 ST Tax \$275.00 CO Tax \$137.50
City Stamp 1-730-666-000 City Tax: \$2,887.50

MAIL TO:

ATTY JOHN CARROZZA P.C.
2715 N. TRACHER AVE
RIVER GROVE, ILL. 60171

NAME & ADDRESS OF TAXPAYER:

VACA PROPERTY GROUP LLC
6024-6028 S. WESTERN AVE
CHICAGO ILL. 60636

RECORDER'S STAMP

BWAID55881 1DF3

THE GRANTOR(S) MEHMET R. GUZELDERE AND RAHIME GUZELDERE, TENANTS IN ENTIRETY
of the CITY of CHICAGO County of COOK State of ILLINOIS

for and in consideration of TEN THOUSAND NO/100 DOLLARS DOLLARS

and other good and valuable considerations in hand paid,

CONVEY(S) AND WARRANT(S) to VACA PROPERTY GROUP LLC

(GRANTEES' ADDRESS) 6024-28 S. WESTERN AVE CHICAGO ILL 60636
of the CITY of CHICAGO County of COOK State of ILLINOIS

not in Tenancy in Common, but in JOINT TENANCY, the following described real estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 11 AND 12 IN BLOCK 16 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE
SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4
OF THE SOUTHEAST 1/4 SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

NOTE: If complete legal cannot fit in this space, leave blank and attach a
separate 8.5" x 11" sheet with a minimum of .5" clear margin on all sides.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy forever.

Permanent Index Number(s): 19-13-415-023-0000/19-13-415-024-0000

Property Address: 6024-28 SOUTH WESTERN AVENUE, CHICAGO ILLINOIS 60636

Dated this 23RD day of APRIL 2021.

X. Mehmet R. Guzelde (Seal) _____ (Seal)

MEHMET R. GUZELDERE

X. Rahime Guzelde (Seal) _____ (Seal)

RAHIME GUZELDERE

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schauamburg, IL 60173

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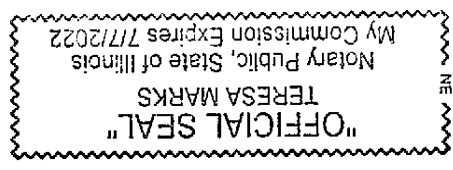
STATE OF ILLINOIS } ss.
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MEHMET R. GUZELDERE AND RAHIME GUZELDERE

personally known to me to be the same person S whose name S ARE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as A 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 23RD day of APRIL, 2021.

My commission expires on 07/07/22 x [Signature] Notary Public



Cook COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
ATTY JAMES L. POGWIZD
2301 S. WESTERN AVE
CHICAGO IL 60608

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,
REAL ESTATE TRANSFER ACT
DATE 4/23/21
[Signature]
Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		28-Apr-2021
	COUNTY:	137.50
	ILLINOIS:	275.00
	TOTAL:	412.50
19-13-415-023-0000 20210401612647 0-140-500-496		

REAL ESTATE TRANSFER TAX		28-Apr-2021
	CHICAGO:	2,062.50
	CTA:	825.00
	TOTAL:	2,887.50 *
19-13-415-023-0000 20210401612647 1-730-666-000		
* Total does not include any applicable penalty or interest due.		

Office
WARRANTY DEED
 JOINT TENANCY ILLINOIS STATUTORY
 FROM
GUZELDERE
 TO
Vaca Prop Group LLC

BW21055881

UNOFFICIAL COPY

Exhibit A

LOT 11 AND 12 IN BLOCK 16 IN COBE AND MCKINNONS 59TH STREET AND WESTERN AVENUE
SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-13-415-023-0000, 19-13-415-024-0000

For Informational Purposes only: 6024-28 South Western Avenue, Chicago, IL 60636

Property of Cook County Clerk's Office