

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION TO INDIVIDUAL**

410562506 1/3

GIT

Doc#: 2115801471 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/07/2021 02:55 PM Pg: 1 of 2

Dec ID 20210201648651
ST/CO Stamp 0-975-481-360 ST Tax \$300.00 CO Tax \$150.00
City Stamp 0-438-610-448 City Tax: \$3,150.00

THE GRANTOR(S), Angani Corporation, an Illinois Corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Zachary Tillman S.
(GRANTEE'S ADDRESS) 5435 W. Race Ave., Chicago, IL 60644
of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 12 IN BLOCK 2 IN T.P. PHILLIPS EQUITABLE LAND ASSOCIATION SECOND ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2020, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

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

Permanent Real Estate Index Number(s): 16-22-418-009-0000
Address(es) of Real Estate: 4235 W. Cullerton St., Chicago, Illinois 60623

Dated this 18 day of February, 2021

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Angabi Corporation, an Illinois Corporation

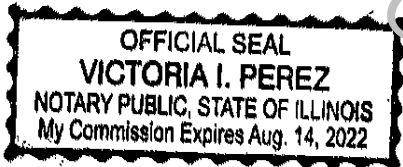
By: *Leonor Franco*
Leonor Franco, President

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ~~Zachery Tillman~~ Leonor Franco

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 said instrument as their 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 18 day of Febry, 2021



[Signature]

(Notary Public)

Prepared By: Victoria I. Perez, P.C.
Attorney at Law
4126 N. Lincoln Ave., Suite 1
Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		16-Mar-2021
	COUNTY:	150.00
	ILLINOIS:	300.00
	TOTAL:	450.00
16-22-418-009-0000 20210201648651 0-975-481-360		

Mail To:
George A. Grzeca
53 W. Jackson Boulevard, Suite 1401
Chicago, Illinois 60604

REAL ESTATE TRANSFER TAX		16-Mar-2021
	CHICAGO:	2,250.00
	CTA:	900.00
	TOTAL:	3,150.00 *
16-22-418-009-0000 20210201648651 0-438-610-448		

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

Name & Address of Taxpayer:
Zachery^S Tillman
4235 W. Cullerton St.
Chicago, Illinois 60623