

# UNOFFICIAL COPY

Doc# 2119625048 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/15/2021 09:52 AM Pg: 1 of 5

Dec ID 20210601685205  
ST/CO Stamp 2-077-646-096 ST Tax \$85.00 CO Tax \$42.50  
City Stamp 1-511-894-288 City Tax: \$892.50

**WARRANTY  
DEED**  
21067311

THIS INDENTURE, made this 29<sup>th</sup> day of June, 2021 by **Fresh Start Financial LLC- Series 1**, a Wyoming limited liability corporation, GRANTOR, for and in consideration of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, convey and sell to **Filomeno A. Maldonado and Jose G. Maldonado Sanchez**, as joint tenants with a right of survivorship, GRANTEE, to vest in GRANTEE, all of the following described premises in Illinois, to wit:

The property commonly known as: **8742 S. Normal Ave., Chicago, IL 60620. Parcel Identification No. 25-04-105-018-0000** with a Legal Description as set forth in APPENDIX 1 attached hereto.

*GRANTEE shall have and hold such premises subject only to the following:*

1. general real estate taxes due and payable and subsequent taxes;
2. liens and encumbrances of record
3. building lines and easements of record;

*GRANTOR, for itself and its successors, warrants to GRANTEE the following:*

1. GRANTOR has not done anything or suffered to be done anything whereby the subject premises are, or may be in any manner, encumbered except for the above-described exceptions to GRANTEE's title;
2. GRANTOR is conveying to GRANTEE good and merchantable title to the subject premises;
3. GRANTOR will forever defend the subject premises from all persons claiming through GRANTOR, but not otherwise.

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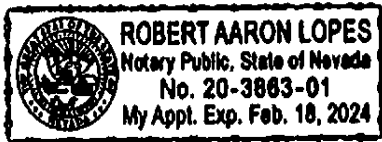
IN WITNESS THEREOF, GRANTOR has hereunto set his/her hand and seal:

by: *Daniel Wynn*  
**Daniel Wynn, as Manager and authorized agent of Fresh Start Financial LLC- Series 1, Grantor**

STATE OF NEVADA ) SS.  
CLARK COUNTY )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Daniel Wynn** personally known to me or proven through satisfactory evidence to be the same persons whose names are subscribed in the foregoing instrument, appeared before me this day in person, and signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this 21<sup>st</sup> day of June, 2021



*Robert J. Augenlicht*  
NOTARY PUBLIC

This instrument was prepared by: Robert J. Augenlicht, 123 W. Madison St., Ste. 700, Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO: Jose Maldonado, 2725 N. Whipple Ave., Chicago, IL 60023

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## Appendix 1

### Legal Description

LOT 5 IN SISSION AND NEWMAN'S SOUTH ENGLEWOOD SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: **25-04-105-018-0000**

Common Address: **8742 S. NORMAL AVENUE, Chicago, IL 60620**

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

06-Jul-2021



**CHICAGO:**

637.50

**STA:**

255.00

**TOTAL:**

892.50\*

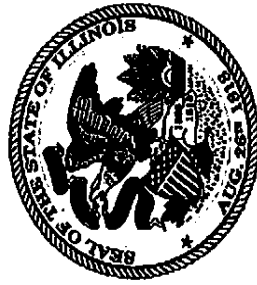
25-04-105-018-0000 | 20210601685205 | 1-511-894-288

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

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**REAL ESTATE TRANSFER TAX**

06-Jul-2024



**COUNTY:**

42.50

**ILLINOIS:**

85.00

**TOTAL:**

127.50

25-04-105-018-0000

| 20210601685205

| 2-077-646-096

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