

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2120404199 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/23/2021 09:54 AM Pg: 1 of 2

Dec ID 20210701605390
ST/CO Stamp 0-532-861-712 ST Tax \$551.00 CO Tax \$275.50
City Stamp 1-233-179-408 City Tax: \$5,785.50

Mail to:

ELLEN GUSWILER
4538 N. ALBANY #2
CHICAGO, IL 60625

Name & Address of Taxpayer:

SAME AS ABOVE

(Space for Recorder's Use)

THE GRANTOR(S), CONOVER SANZ PROPERTIES, LLC, an Illinois Limited Liability Company

of the City of Chicago, County of Cook State of Illinois

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

THE GRANTEE(S), ELLEN GUSWILER, Single woman

(Grantee's Address) 4538 N. Albany #2

of the City of Chicago, County of Cook State of IL

in the form of ownership: Fee Simple

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

LOT 10 IN BLOCK 49 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE RIGHT OF WAY OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY), IN COOK COUNTY, 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.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

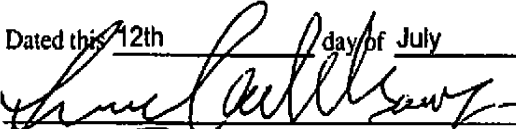
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 13-13-118-021-0000

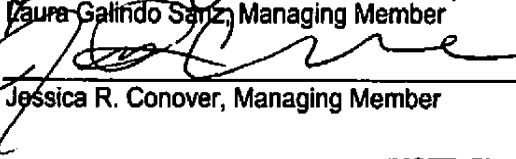
Property Address: 4538 North Albany Ave, Chicago, Illinois 60625

UNOFFICIAL COPY

Dated this 12th day of July, 2021

 (Seal)

 Laura Galindo Sanz, Managing Member

 (Seal)

 Jessica R. Conover, Managing Member

_____ (Seal)

_____ (Seal)

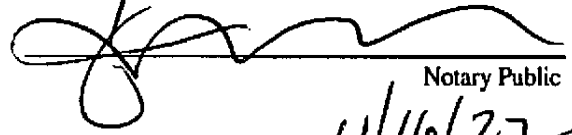
(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
LAURA GALINDO SANZ and JESSICA R. CONOVER

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 12 day of JULY, 2021



 Notary Public

My commission expires: 4/16/22

(Seal)



COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
MITCHELL MANCIONE
FRANK PANZICA LAW INC.
5521 NORTH CUMBERLAND AVE, STE 1120
CHICAGO, ILLINOIS 60656

or
 Exempt under provisions of Paragraph _____
 Section 4, Real Estate Transfer Tax Act.
 Date: _____

Buyer, Seller or Representative

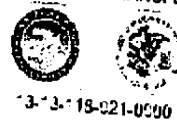
** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		19-Jul-2021
CHICAGO:		4,132.50
CTA:		1,653.00
TOTAL:		5,785.50

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

REAL ESTATE TRANSFER TAX



19-Jul-2021
 COUNTY: 275.50
 ILLINOIS: 35.50
 TOTAL: 826.50

20210701605390 | 0-532-861-712