

UNOFFICIAL COPY

Doc#: 2126034140 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/17/2021 12:08 PM Pg: 1 of 5

Warranty Deed ILLINOIS STATUTORY

Dec ID 20210801656879
ST/CO Stamp 2-132-836-112 ST Tax \$345.00 CO Tax \$172.50
City Stamp 1-718-058-768 City Tax: \$3,815.54

MAIL TO:

Erwin Law, LLC
4043 N Ravenswood
Suite 208, Chicago, IL 60613

**NAME & ADDRESS OF TAX
PAYER:**

TNFL, LLC
8950 W. Olympic Blvd
Beverly Hills, CA 90211

138010

THE GRANTOR (S)

Illuminada Flores a widow person of Cook County, State of Illinois for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND WARRANT(S) to TNFL LLC an LLC of the of City of Los Angeles County State of California, all interest in the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION)

SEE ATTACHED EXHIBIT A

This is not a Homestead transaction.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever as "FEE SIMPLE"

Permanent Index Number: 16-26-223-037-0000 16-26-223-038-0000

Property Address: 2442 Kedzie Avenue, Chicago, IL 60623

Dated this 17 day of August 2021

Illuminada Flores (SEAL)

Illuminada Flores

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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, Huminda Flores personally, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 17 day of August, 2021.

Patricia Cardenas
Notary Public



My Commission expires on July 14, 2024.

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

NAME AND ADDRESS OF PREPARER:

David Koch
Koch & Associates, P.C
5947 West 35th Street
Cicero, IL 60804

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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EXHIBIT A

ADDRESS OF REAL ESTATE: 2442 Kedzie Avenue, Chicago, IL 60623

PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 16-26-223-037-0000 & 16-26-223-038-0000

COUNTY: COOK

LEGAL DESCRIPTION:

LOT 6 AND 7 IN BLOCK 1 IN KEDZIE AVENUE LAND ASSOCIATION SUBDIVISION, A SUBDIVISION OF THE SOUTH 30 ACRES (EXCEPT THE SOUTH 83 FEET THEREOF) IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

16-Sep-2021



CHICAGO:

2,587.50

CTA:

1,035.00

TOTAL:

3,622.50 *

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

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REAL ESTATE TRANSFER TAX

16-Sep-2021



COUNTY:

172.50

ILLINOIS:

345.00

TOTAL:

517.50

16-26-223-037-0000

20210801656879

2-132-836-112

Property of Cook County Clerk's Office