

UNOFFICIAL COPY

Doc#: 2135501288 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/21/2021 12:44 PM Pg: 1 of 5

Dec ID 20211201667929
ST/CO Stamp 0-785-363-600 ST Tax \$225.00 CO Tax \$112.50
City Stamp 0-916-550-288 City Tax: \$2,362.50

WARRANTY DEED

The Grantor(s) KI GROUP LLC, an Illinois Limited Liability Company, of the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to Grantor(s) in hand paid, CONVEY(S) to Diomedes Duran Burgos and Bernardina Betancourt De Duran, husband and wife, whose address(es) is / are: 1439 S Lawndale Ave, Chicago, IL 60623, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *x as Joint Tenants*

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

THIS IS NON-HOMESTEAD PROPERTY

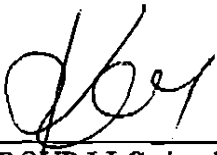
SUBJECT TO:

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. 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 in/as: Tenancy by the Entirety, forever.

Permanent Real Estate Index Number(s): 16-23-120-016-0000

Address (or Addresses) of Real Estate: 1439 S Lawndale Avenue, Chicago, IL 60623

Dated: December 10, 2021



KI GROUP LLC sign by Korneliya Ilieva
as member

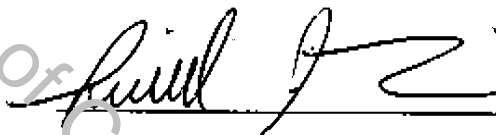
FIDELITY NATIONAL TITLE
SC21041208

UNOFFICIAL COPY

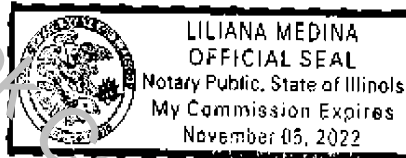
State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT KORNELIYA ILIEVA, personally known to me to be the same person(s) whose name(s) is/are 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.

DATE: December 10, 2021

 (Notary Public)

Commission Expires:



Prepared by:

MIGDAL & ASSOCIATES, LTD
1200 Shermer Road
Suite 102
Northbrook, IL 60062

Mail to:

ANTHONY PANZICA
2510 W Irving Park Road
Suite A
Chicago, IL 60618

Name & Address of Taxpayer(s):

DIOMEDES DURAN BURGOS AND
BERNARDINA BETANCOURT DE DURAN
1439 S Lawndale Avenue
Chicago, IL 60623

UNOFFICIAL COPY

EXHIBIT "A"

LOT 1 IN COOPER'S SUBDIVISION OF LOTS 25 TO 29, IN DOUD'S SUBDIVISION OF THE WEST 12 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

10-Dec-2021





CHICAGO:	1,687.50
CTA:	675.00
TOTAL:	2,362.50 *

16-23-120-016-0000 | 2021-201667929 | 0-916-550-288

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		10-Dec-2021
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50
16-23-120-016-0000		120211201667929 0-785-363-600