#### WARRANTY DEED

### **UNOFFICIAL COPY**

Doc#. 2201213267 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 01/12/2022 04:28 PM Pg: 1 of 3

Dec ID 20211201667336

ST/CO Stamp 1-319-803-536 ST Tax \$175.00 CO Tax \$87.50

City Stamp 0-853-056-144 City Tax: \$1,837.50

(The space above for Recorder's use only)

GRANTOR, Arturo Hurtado, a vidower, of 2881 S. Throop Street, Chicago, IL 60608, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE, A & SL Construction, Inc., an Illinois Corporation, located at 8910 W 101st Street, Palos Hills, IL 60465 in fee simple, the following described Real Estate situated in Cook County, Illinois, commonly known as 2881 South Throop Street, Chicago, IL 60608, legally described as:

### SEE EXHIBIT "A" ATTA CHED HERETO

SUBJECT TO: Covenants, conditions and restrictions of record, public utility easements; existing leases and tenancies; special governmental taxes or assessment for improvements not yet completed; unconfirmed special governmental taxes or assessment; 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 Hornest and Exemption Laws of the State of Illinois

Dated this 15th day of December, 2021

Arturo Hurtado

Deire & Watter Fitte Services, Inc. 672 Note: 10 Magdic 100 - 100 Schmadburg Lu 50 173 REAL ESTATE TRANSFER TAX

CHICAGO: 1.312.50 CTA: 525.00 TOTAL: 1.837.50 \*

17-29-413-026-0000 | 20211201667336 | 0-853-056-144

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

 REAL ESTATE TRANSFER TAX
 21-Dec-2021

 COUNTY:
 87.50

 ILLINOIS:
 175.00

 TOTAL:
 262.50

 17-29-413-026-0000
 20211201667336
 1-319-803-536

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## **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 Arturo Hurtado, known to me to be the same person whose name subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, scaled and delivered the said instrument as his 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 <u>15</u> day of <u>DECEMBER</u>, <u>2021</u>.



Con.

Con. Commission expires: <u>January 12, 2025</u>

This instrument was prepared by:

Tristan & Cervantes 150 N. Wacker Drive, Suite 1550 Chicago, Il 60606

### MAIL TO:

Attn: Roger Tsang 2912 S. Wentworth Avenue Chicago, IL 60616

Attn: A & SL Construction, Inc. 8910 W 101st Street Palos Hills, IL 60465

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# **UNOFFICIAL COPY**

#### Exhibit A

Property Address:

2881 South Throop Street, Chicago, 1L 60608

Permanent Index Number:

17-29-413-026-0000

Legal Description

LOT 3 IN THE SUBDIVISION OF THE NORTH 336 FEET OF THE SOUTH 494 FEET OF LOT 8, BLOCK 24, IN THE CANAL A RUSTEES' SUBDIVISION OF THE SOUTH FRACTION OF SECTION 29, TOWNSHIP 39 NORTH, KANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.