



Doc# 2201457033 Fee \$88.00

WARRANTY DEED
Statutory (ILLINOIS)

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/14/2022 02:18 PM PG: 1 OF 3

THE GRANTOR, SMBLegends
LLC, and Illinois Limited Liability Company,

For and in Consideration of
TEN AND NO 00/100 (\$10.00)
DOLLARS and other good and valuable
Consideration, in hand paid,
CONVEYS and WARRANTS to the
GRANTEE, **Ivonne Cruz**,
All interest in the following described Real Estate
Situating in the County of COOK,
State of Illinois to wit:

LOT 21 IN BLOCK 1 IN WEDELL AND COX'S HILLSIDE SUBDIVISION IN THE NORTHWEST 1/4 OF
SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

1 of 2 21-151780

SEE ATTACHED

SUBJECT TO: (1) Real estate taxes; (2) Covenants, conditions, restrictions and easements apparent or of record; (3)
All applicable zoning laws and ordinances; Hereby releasing and waiving all rights under and by virtue of the
Homestead Exemption Laws of the State of Illinois; TO HAVE AND HOLD as ~~SOLE OWNER~~ of said premises
forever.

IN-FEE simple absolute

Permanent Index Number: 20-29-104-012-0000

Address of Real Estate: 1253 W 71st Street, Chicago, IL 60636

DATED this 20 day of DECEMBER, 2021.

Taher Furniturewala, Manager
SMBLegends LLC

STATE OF CALIFORNIA)
COUNTY OF Alameda)
SS. De

REAL ESTATE TRANSFER TAX	14-Jan-2022
CHICAGO:	1,312.50
CTA:	525.00
TOTAL:	1,837.50 *



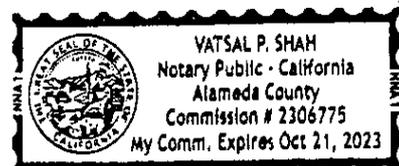
20-29-104-012-0000 | 20220101603362 | 0-391-902-864

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

I, the undersigned, in and for said aforesaid, DO HEREBY CERTIFY TAHER
FURNITUREWALA, personally known to me to be the same person whose name subscribed to
the foregoing instrument, appeared before me this day in person and acknowledge that they
signed, sealed and delivered the said instrument as their free and voluntary act, for the purpose
therein set forth.

GIVEN under my hand and seal this 20 day of DECEMBER, 2021.

Notary Public



UNOFFICIAL COPY

Prepared by:

Allen Smith
Kagalwalla Law Offices LLC
18450 Summit Ave., Ste. 110
Oakbrook Terrace, IL 60181

Permanent Index Number: 20-29-104-012-0000

Address of Real Estate: 1253 W 71st Street, Chicago, IL 60636

Mail Recorded Deed To:
Kagalwalla Law Offices
18450 Summit Ave Ste 110
Oakbrook Terrace, IL 60181

Mail Tax Bill To:
Grange
Ivonne Cruz
1253 W 71st Street
Chicago, IL 60636

REAL ESTATE TRANSFER TAX

14-Jan-2022



COUNTY:	87.50
ILLINOIS:	175.00
TOTAL:	262.50

20-29-104-012-0000

20220101693362

1-433-400-976

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Fidelity National Title

Commitment Number: 21-151782-PTG

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 21 IN BLOCK 1 IN WEDDELLAND COX'S HILLSIDE SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 29,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.:
20-29-104-012-0000

C.K.A.: 1253 West 71st Street, Chicago, IL 60636

Property of Cook County Clerk's Office