

UNOFFICIAL COPY



Chicago Title Insurance Company
SPECIAL WARRANTY DEED

Doc#: 2209847188 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2022 03:55 PM Pg: 1 of 2

Dec ID 20220301656615
ST/CO Stamp 1-382-228-880 ST Tax \$285.00 CO Tax \$142.50

410094376 1/2

GIT

THIS INDENTURE, made this 19th of March, 2022 between I/By LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Eduardo Ramirez, party of the second part,

(GRANTEE'S ADDRESS) 4622 Hohman, Hammond, IN 46327

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

THE NORTH 20 FEET OF LOT 35 AND ALL OF LOT 36 IN BLOCK 2 IN MILWAUKEE-HOWARD-HARLEM SUBDIVISION OF THAT PART OF LOTS 16, 17 AND 18 LYING EAST OF THE EAST LINE OF MILWAUKEE ROAD IN THE CIRCUIT COURT PARTITION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE NORTH 1/3 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART LYING WEST OF THE EAST LINE OF ROAD OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2021

Permanent Real Estate Index Number(s): ~~09-25-110-041-0000~~ - 09-25-211-041-0000
Address(es) of Real Estate: 7235 W. Jonquil Terrace, Niles, IL 60714

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

I/By LLC

By [Signature]
Barry Koller, as trustee
Manager

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Barry Koller, as trustee personally known to me to be the Manager of the I/By LLC and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19 day of March 2022

"OFFICIAL SEAL"
MELINDA MARIE JANCZUR
Notary Public, State of Illinois
My Commission Expires 12/20/2023

[Signature] (Notary Public)

Prepared By: John Janczur
19 S. La Salle Street, #1201
Chicago, IL 60603

Mail To: ANDREW LIGAS
6417 WEST 63RD ST.
CHICAGO, IL 60638

Name & Address of Taxpayer:
Daniel Gutman and Diane Gutman
1982 Deerfield
Highland Park, IL 60035

VILLAGE OF NILES
REAL ESTATE TRANSFER TAX
3/29/22
7235 Jorgani
28211 \$ 855.00

REAL ESTATE TRANSFER TAX		06-Apr-2022
COUNTY:		142.50
ILLINOIS:		285.00
TOTAL:		427.50

09-25-211-041-0000 | 20220301656615 | 1-382-228-880