

# UNOFFICIAL COPY

Doc#. 2211912218 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/29/2022 01:45 PM Pg: 1 of 2

## Tax Bill To:

1371 S California LLC  
1637 W. Grand Ave #1  
Chicago, IL 60622

Dec ID 20220401688347  
ST/CO Stamp 1-361-880-976 ST Tax \$675.00 CO Tax \$337.50  
City Stamp 2-009-212-816 City Tax: \$7,087.50

## FIRST AMERICAN TITLE

FILE # 3114385 4/16

## WARRANTY DEED

The Grantor(s), Joseph A. Giralamo, President of Filmar Inc. of Chicago, an Illinois Corporation, of 340 W. Butterfield Road, #2D, Elmhurst, Illinois, 60126, in the County of DuPage, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantee(s):

1371 S California LLC, an Illinois limited liability company  
1637 W. Grand Avenue, #1  
Chicago, IL 60622

in the County of Cook, in the State of Illinois, the following described real estate, to wit:

LOT 69 IN MILLER'S SUBDIVISION OF LOTS 1 TO 6 AND 11 TO 14 IN BLOCK 3, LOTS 1, 2, 3, 4, 5, AND 7 IN BLOCK 4 AND LOTS 3, 4 AND 5 IN BLOCK 5 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 1371 S. California Avenue, Chicago, Illinois 60608

Parcel ID Number: 16-24-206-038-0000

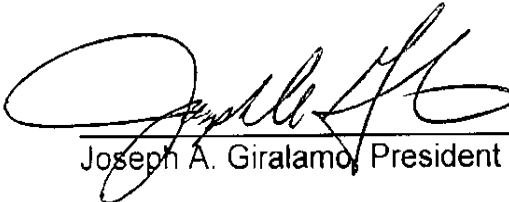
SUBJECT TO: (a) General real estate taxes for the year 2022 and subsequent years; (b) special assessments confirmed after the contract date; (c) building, building line and occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; (e) condominium or homeowner assessments, if any; and (f) all matters of record; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**\*\*\* THIS IS NOT HOMESTEAD PROPERTY \*\*\***

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Dated this 25<sup>th</sup> day of April, 2022

Filmar Inc. of Chicago

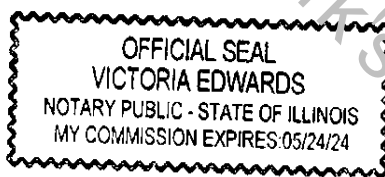
  
Joseph A. Giralamo, President

STATE OF ILLINOIS )  
  ) ss.  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Joseph A. Giralamo is personally known to me to be the same persons whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 25<sup>th</sup> day of April, 2022

  
Notary Public



Prepared By: Joseph A. Giralamo, Esq.  
Law Offices of Joseph A. Giralamo, P.C.  
340 W. Butterfield Road – Unit 2D  
Elmhurst, IL 60126

Mail To: Ivan Puljic, Esq.  
10 S. LaSalle Street, Ste 2920  
Chicago, IL 60603