

# UNOFFICIAL COPY

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## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2213321097 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/13/2022 08:27 AM Pg: 1 of 2

Dec ID 20220501610376  
ST/CO Stamp 0-967-528-336 ST Tax \$700.00 CO Tax \$350.00  
City Stamp 1-244-123-024 City Tax: \$7,350.00

THE GRANTOR, 2739 W. Evergreen, LLC, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, waive and release homestead rights, CONVEYS and WARRANTS to BENJAMIN SALLEY and ELIZABETH SALLEY, husband and wife, as tenants by the entirety, of 1128 W. Armitage Ave., Apt. 1R, Chicago, IL 60614, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY: 2739 West Evergreen Avenue, Chicago, IL 60622

P.I.N.: 16-01-222-013-0000

LOT 16 IN BLOCK 3 IN HUMBOLDT PARK RESIDENCE ASSOCIATION SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



### SUBJECT TO:

Covenants, conditions and restrictions of record, building lines and easements, if any, provided that they do not interfere with the current use, enjoyment of the real estate; and general taxes not due and payable at the time of closing.

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| REAL ESTATE TRANSFER TAX  |           | 12-May-2022 |
|---|-----------|-------------|
|  | COUNTY:   | 350.00      |
|  | ILLINOIS: | 700.00      |
|   | TOTAL:    | 1,050.00    |
| 16-01-222-013-0000   20220501610376   0-967-528-336                                 |           |             |

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| REAL ESTATE TRANSFER TAX  |          | 12-May-2022 |
|---|----------|-------------|
|  | CHICAGO: | 5,250.00    |
|   | CTA:     | 2,100.00    |
|   | TOTAL:   | 7,350.00 *  |
| 16-01-222-013-0000   20220501610376   1-244-123-024                                 |          |             |

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

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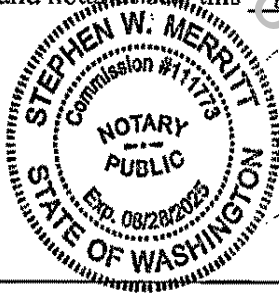
Dated this 6 day of May, 2022.

Signed   
Valerie Romanov, Managing Member of 2739 W. Evergreen, LLC

STATE OF WASHINGTON  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public in and for said City, in the State aforesaid, CERTIFY THAT Valerie Romanov personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6<sup>TH</sup> day of May, 2022.



 (Notary Public)

Prepared By: Olga Groat  
Sinclair & Groat Law, P.C.  
2757 N. Greenview Ave., Suite A  
Chicago, IL 60614

Mail To: J. A.  
BENJAMIN SALLEY AND ELIZABETH SALLEY  
2739 W Evergreen Ave  
Chicago, IL 60622

Name & Address of Taxpayer: A.  
BENJAMIN SALLEY AND ELIZABETH SALLEY  
2739 West Evergreen Avenue  
Chicago, IL 60622

Property of Cook County Clerk's Office