

# UNOFFICIAL COPY



Doc# 2213713531 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2022 03:37 PM PG: 1 OF 2

## WARRANTY DEED

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 22149133

THIS INDENTURE WITNESSETH, that the Grantor(s), Orsogna Group, LLC, an Illinois Limited Liability Company, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Elisha Stephen Mwita, (Grantee's Address) 7605 N Basworth Chicago, the following described real estate, to-wit:

PARCEL 1: UNIT 7531-T1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EASTWOOD MANOR CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0400710140, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT APPURTENANT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND SUPPORT AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0400710140, AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Number: 11-30-400-028-1044

Address of Real Estate: 7531 N Damen Ave Unit T1, Chicago, IL 60645

Subject to the following restrictions: a) all taxes and special assessments for the year 2021-2<sup>nd</sup> Installment and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 9<sup>th</sup> Day of May, 2022

2



# UNOFFICIAL COPY


  
\_\_\_\_\_  
manager

Orsogna Group LLC  
Anthony Mirro – Manager

STATE OF Illinois )

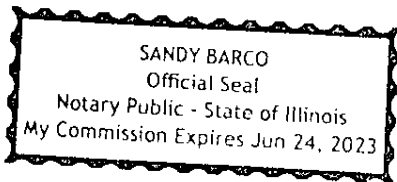
COUNTY OF Cook ) ss.

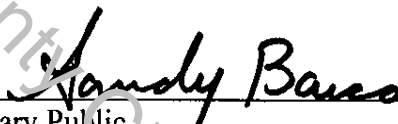
REAL ESTATE TRANSFER TAX		16-May-2022	
		COUNTY:	71.25
		ILLINOIS:	142.50
		TOTAL:	213.75
11-30-400-028-1044		20220501610320   1-233-694-608	

REAL ESTATE TRANSFER TAX		16-May-2022	
		CHICAGO:	1,068.75
		CTA:	427.50
		TOTAL:	1,496.25 *
11-30-400-028-1044		20220501610320   0-196-390-800	
* Total does not include any applicable penalty or interest due.			

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Orsogna Group, LLC and Anthony Mirro, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/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 Notarial Seal this 9<sup>th</sup> day of May, 2022.



  
\_\_\_\_\_  
Notary Public

This Instrument was prepared by:  
Ferrentino & Associates, LLC  
8409 West Cermak Road  
North Riverside IL 60546

Future Tax Bills to:  
Elisha Stephen Mwita  
7531 N Damen Ave  
Unit T1  
Chicago IL 60645

After recording return document to:  
Ernie Rose  
11 S Dunton Ave  
Arlington Heights IL 60005