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Doc# 2215435054 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/03/2022 11:19 AM Pg: 1 of 3

Prepared By:
Popovic Law, P.C.
17730 S. Oak Park Avenue, Unit B
Tinley Park, IL 60477

Send Tax Bill To:
Alex Conway
8254 S Loomis St
Chicago, IL 60620

Mail Originals To:
The Law Office of Louis Aldini

113 W. 59th St.
Hinsdale, IL 60521

Dec ID 20220501628462
ST/CO Stamp 1-938-767-952 ST Tax \$235.00 CO Tax \$117.50
City Stamp 0-865-026-128 City Tax: \$2,467.50

20220501628462

WARRANTY DEED

THE GRANTOR, Philip Wagner, A Married Person, for and in consideration of \$10.00 dollars in hand paid, CONVEYS AND WARRANTS to THE GRANTEE Alex Conway, as all interests in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* of 2217 Via Corona, Montebello, CA 90640

SEE ATTACHED LEGAL DESCRIPTION

** Unmarried, of 7348 S. Winchester Ave, Chicago, IL 60636

SUBJECT TO: General Taxes for 2022 and subsequent years and covenants, conditions, easements and restrictions of record.

Permanent Index Number (PIN): 20321270340000
Address of Property: 8254 S Loomis St, Chicago, IL 60620

DATED THIS 25 DAY OF MAY, 2022.

Philip Wagner
Philip Wagner, not a homestead property

State of _____, County of _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Philip Wagner, 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 it signed, sealed and delivered the said instrument as its free 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 _____ Day of _____ 20__.

Commission expires: _____, _____

Notary Public

Landtrust National Title
120 S. LaSalle St.
Suite 1700
Chicago, IL 60603

REAL ESTATE TRANSFER TAX	02-Jun-2022
CHICAGO:	1,762.50
CTA:	705.00
TOTAL:	2,467.50 *

20-32-127-034-0000 | 20220501628462 | 0-865-026-128
* Total does not include any applicable penalty or interest due.

SEE ATTACHED
NOTARIAL CERTIFICATE

REAL ESTATE TRANSFER TAX	02-Jun-2022
COUNTY:	117.50
ILLINOIS:	235.00
TOTAL:	352.50

20-32-127-034-3000 | 20220501628462 | 1-938-767-952

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CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT (CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

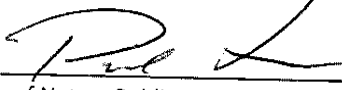
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On 05/25/2022 before me, Paul Lee, Notary
(Date) (Here Insert Name and Title of the Officer)

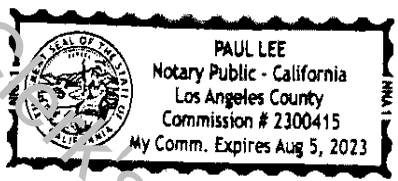
personally appeared Philip Wagner*****
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 05/25/2022

Number of Pages: 1 Signer(s) Other Than Named Above: *****

Additional Information: *****

LN22025954

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Exhibit A

LOT 17 IN BLOCK 27 IN FOURTH ADDITION TO AUBURN HIGHLANDS BEING HART'S SUBDIVISION OF BLOCKS 13, 14, 15 AND 16 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-32-127-034-0000

For Informational Purposes only: 8254 South Loomis Boulevard, Chicago, IL 60620

Property of Cook County Clerk's Office