

# UNOFFICIAL COPY

**GIT**

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**PREPARED BY:**

Donald W. Grabowski  
Donald Grabowski P.C.  
6687 N. Northwest Hwy  
Chicago, IL 60631

Doc#: 2215821077 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/07/2022 12:24 PM Pg: 1 of 3

Dec ID 20220601635794  
ST/CO Stamp 0-820-797-520 ST Tax \$49.00 CO Tax \$24.50  
City Stamp 1-482-383-440 City Tax: \$514.50

**MAIL TAX BILL TO:**

The Searles Group, LLC  
401 N. Michigan Ave., Suite 1200  
Chicago, IL 60611

**MAIL RECORDED DEED TO:**

Frank Jaffe, Esq.  
Jaffe & Berlin LLC  
111 W. Washington St, Suite 900  
Chicago, IL 60602

410702496 1/1

## WARRANTY DEED

THE Grantor, **PETER BATTAGLIA**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, **CONVEYS** and **WARRANTS** to:

**THE SEARLES GROUP, LLC., a Delaware Limited Liability Company, Grantee,**  
401 N. Michigan Ave., Suite 1200, Chicago, IL 60611, Grantee's Address

all right, title, and interest in the following described real estate situated in the County of COOK, State of ILLINOIS, to wit:

**SEE ATTACHED "EXHIBIT A -- LEGAL DESCRIPTION"**

**PIN: 16-13-115-002-0000**

**Property Address: 3031 W. Fifth Avenue, Chicago, IL 60612-2703**

**The Property is not homestead to Grantor.**

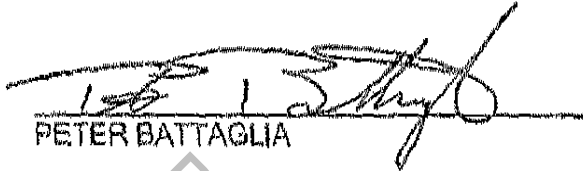
Subject only to: covenants, conditions and restrictions of record, public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Together with the tenements and appurtenances thereunto belonging.

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 21st day of April, 2022.

  
PETER BATTAGLIA

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PETER BATTAGLIA, 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 he signed, sealed and delivered the said instrument, as his 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 21st day of APRIL, 2022.

  
Notary Public



REAL ESTATE TRANSFER TAX		00-Jun-2022
COUNTY:		24.50
ILLINOIS:		49.00
TOTAL:		73.50

18-13-115-002-0000 | 20220601633794 | 6-820-797-520

REAL ESTATE TRANSFER TAX		00-Jun-2022
CHICAGO:		367.50
CTA:		147.00
TOTAL:		514.50 *

18-13-115-002-0000 | 20220601633794 | 1-482-383-440  
\* Total does not include any applicable penalty or interest due.

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## EXHIBIT "A"

LOT 11 IN FRANCIS B. LITTLE'S RESUBDIVISION OF BLOCK 1 OF DERBY AND WALLACES SUBDIVISION OF THAT PART SOUTH OF BARRY POINT ROAD OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 3031 West Fifth Avenue, Chicago, IL 60612  
Tax Number: 16-13-115-002-0000

Property of Cook County Clerk's Office