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2216546009D

Warranty Deed

1 of 2

ILLINOIS

Doc# 2216546009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/14/2022 10:11 AM PG: 1 OF 5

763597

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

Above Space for Recorder's Use Only

THE GRANTOR Ambizequity LLC, an Illinois limited liability company for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Harold Matthews, A single man, of 8240 Green St, Chicago, IL 60620 the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

* L

HLM

SUBJECT TO: General taxes for 2021 and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number: 25-12-410-142-0000 ✓
Address of Real Estate: 10019 S. Paxton Ave, Chicago, IL 60617 ✓

The date of this deed of conveyance is 5/31, 2022

[Signature]

Anna A. Makowski, an authorized signee for
Ambizequity LLC, an Illinois liability
company

State of IL, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anna A. Makowski, 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 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.

(Impress Seal Here)

(My Commission Expires 12/26)

Given under my hand and official seal this 31st day of may, 2022.

[Signature]
Notary Public



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LEGAL DESCRIPTION

For the premises commonly known as 10119 S. Paxton Ave, Chicago, IL 60617

See Attached Legal Description

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
COOK COUNTY CLERK OFFICE
RECORDING DIVISION
RECORDING DIVISION
119 W. CLARK ST. ROOM 120
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387
CHICAGO, IL 60602-1387

<p>This instrument was prepared by:</p> <p>Michael A. Angileri, Esq. Attorney At Law 1450 Plainfield Road Suite 1 Darien, Illinois 60561</p>	<p>Send subsequent tax bills to:</p> <p>L. Harold Matthews 10019 S. Paxton Ave, Chicago, IL 60617</p>	<p>Recorder-mail recorded document to:</p> <p>L. Harold Matthews 10019 S. Paxton Ave, Chicago, IL 60617</p>
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File No: 763597

EXHIBIT "A"

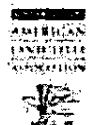
LOT 12 (EXCEPT THE NORTH 12 FEET THEREOF) AND LOT 13 (EXCEPT THE SOUTH 7 FEET THEREOF) IN BLOCK 18 IN CALUMET TRUST'S SUBDIVISION IN SECTION 12 BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND FRACTIONAL SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25-12-410-042-0000

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

07-Jun-2022



COUNTY:	132.50
ILLINOIS:	265.00
TOTAL:	397.50

25-12-410-042-0000

20220501631758

1-263-689-808

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REAL ESTATE TRANSFER TAX

07-Jun-2022



CHICAGO:	1,987.50
CTA:	795.00
TOTAL:	2,782.50 *

25-12-410-042-0000 | 20220501631758 | 0-189-947-984

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

Property of Cook County Clerk's Office