

UNOFFICIAL COPY

Doc#: 2220718151 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/26/2022 01:16 PM Pg: 1 of 3

Dec ID 20220701687102
ST/CO Stamp 0-563-997-776 ST Tax \$385.00 CO Tax \$192.50
City Stamp 0-330-701-904 City Tax: \$4,042.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Spin Four, LLC
1808 N. ARLINGTON HEIGHTS RD
Arlington Heights, IL 60004

GIT 41071048
GIT (1/2)

(The Above Space for Recorder's Use Only)

THE GRANTOR Spin Four, LLC, an Illinois limited liability company for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Felix Arriaga, Jr., an unmarried man, of 6023 S. Fairfield Ave., Chicago, Illinois in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 19-13-409-008-0000

Property Address: 6023 S. Fairfield Ave., Chicago, IL 60629

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not Homestead Property.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 22 day of July 2022.

Spin Four, LLC, an Illinois limited Liability company

By: Scott Allbright
Scott Allbright, Manager

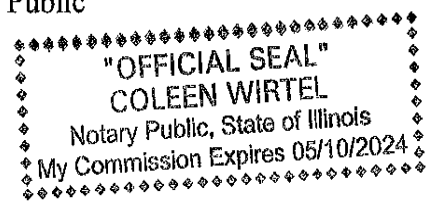
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Scott Allbright 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 instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 22 day of July 2022.

Notary Public



THIS INSTRUMENT PREPARED BY
Michael J. Sreenan
Michael J. Sreenan, PC
1341 West Fullerton Avenue, No. 175
Chicago, IL 60614

MAIL TO:

Nery & Richardson LLC
4258 West 63rd St.
Chicago, IL 60629

SEND SUBSEQUENT TAX BILLS TO:

Felix Arriaga, Jr.
6023 S. Fairfield Ave.
Chicago, IL 60629

REAL ESTATE TRANSFER TAX		25-Jul-2022
	COUNTY:	192.50
	ILLINOIS:	385.00
	TOTAL:	577.50
19-13-409-008-0000 20220701687102 0-563-997-776		

REAL ESTATE TRANSFER TAX		25-Jul-2022
	CHICAGO:	2,887.50
	CTA:	1,155.00
	TOTAL:	4,042.50 *
19-13-409-008-0000 20220701687102 0-330-701-904		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A LEGAL DESCRIPTION

LOT 33 IN BLOCK 6 IN COBE AND MCKINNON'S 63RD STREET AND CALIFORNIA AVENUE SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office