

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

MAIL TO:

Kevin Cahill
Office of Kevin Cahill, Esq.
101 N. Wacker
Suite 611
Chicago, IL 60606

Doc#: 2221012064 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/29/2022 11:38 AM Pg: 1 of 4

Dec ID 20220701689411
ST/CO Stamp 1-295-432-784 ST Tax \$130.00 CO Tax \$65.00
City Stamp 0-625-261-648 City Tax: \$1,365.00

NAME & ADDRESS OF TAXPAYER

Jesus Lopez
3050 W. 26th St.
Chicago, IL 60623

THE GRANTOR(s), CASA BONITA INVESTMENTS LLC, an Illinois Limited Liability Company of 3932 N. Lincoln, Chicago, IL 60613, by and through its Managers, MILENA ECHEVERRY and GERMAN BEDOYA, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS, RELEASES AND TRANSFERS to JESUS LOPEZ, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 95 IN BLOCK 2 IN SUBDIVISION BY LAUGHTON AND OTHERS OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-30-101-038-0000
Property Address: 2306 W. 23RD PLACE, CHICAGO, IL 60608

The Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, its successors and assigns, that it has not done, or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner, encumbered or charged, except as set forth in this Deed. Grantor covenants that the Grantor WILL WARRANT AND DEFEND said premises against all persons lawfully claiming, by, through or under the Grantor.

Subject only to the following, if any: 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; general real estate taxes not due and payable at the time of Closing; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

226NDCE043PK

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Dated this 30 day of June, 2022.

CASA BONITA INVESTMENTS LLC,
An Illinois Limited Liability Company

Milena Echeverry (Seal)
MILENEA ECHEVERRY, Manager

German Bedoya (Seal)
GERMAN BEDOYA, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

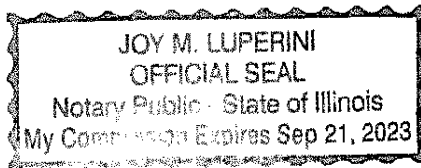
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **MILENA ECHEVERRY and GERMAN BEDOYA, Managers of Casa Bonita Investments LLC, an Illinois Limited Liability Company**, personally known to me to be the same person whose names are subscribed to the foregoing 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, including the release and waiver of the right of homestead..

Given under my hand and notarial seal, this 30 day of June, 2022

Joy M. Luperini
Notary Public

This instrument was prepared by :

Edward E. Reda Jr.
Reda | Ciprian | Magnone LLC
8501 W. Higgins, Suite 440
Chicago, Illinois 60631



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| | |
|-----------------|------------|
| CHICAGO: | 975.00 |
| CTA: | 390.00 |
| TOTAL: | 1,365.00 * |

17-30-101-038-0000 | 20220701689411 | 0-625-261-648

Total does not include any applicable penalty or interest due.

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| | | |
|---|------------------|---------------|
|  | COUNTY: | 65.00 |
|  | ILLINOIS: | 130.00 |
| | TOTAL: | 195.00 |
| 17-30-101-038-0000 | 20220701689411 | 1-295-432-784 |