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JT-22-2363
WARRANTY DEED

Doc# 2223015051 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2022 03:49 PM PG: 1 OF 2

Property of Cook County Clerk's Office

THE GRANTOR(S), **NEAR WESTSIDE PROPERTIES, LLC.**, County of Cook,

State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrants(s) to **BIG HOMES, LLC**, of the County of Cook, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION

LOT 154 IN LANSINGH'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number(s): 16-23-306-007-0000


Commonly Known As: 1621 S. Lawndale Avenue, Chicago, IL 60623



SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

IN WITNESS WHEREOF, the party of the first part has hereunto set their hands and seals this 3rd day of August, 2022.

GRANTOR:

REAL ESTATE TRANSFER TAX	18-Aug-2022
	
CHICAGO:	825.00
CTA:	330.00
TOTAL:	1,155.00 *

REAL ESTATE TRANSFER TAX	18-Aug-2022
 	
COUNTY:	55.00
ILLINOIS:	110.00
TOTAL:	165.00
16-23-306-007-0000	20220801614051 1-703-604-816

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

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NEAR WESTSIDE PROPERTIES,
LLC.,
an Illinois corporation

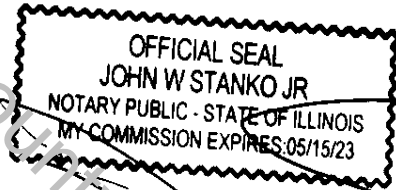
By: Erica Douglas

Its aut

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Erica Douglas, personally known to me to be the same person(s) 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 a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of August, 2022.



Notary Public

This instrument was prepared by
and should be returned to after recording:

John W. Stanko, Jr.
STANKO MCCARTHY LAW GROUP
120 N. LaSalle St., Suite 1200
Chicago, Illinois 60602
(312) 236-8400

Tax Bills to:

Big Homes LLC
1658 N. Milwaukee Ave. Ste 502
Chicago, IL 60647