

UNOFFICIAL COPY



Chicago Title Insurance Company
SPECIAL WARRANTY DEED

Doc#: 2223621176 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2022 09:58 AM Pg: 1 of 2

Dec ID 20220801612377
ST/CO Stamp 1-062-439-504 ST Tax \$219.00 CO Tax \$109.50
City Stamp 0-276-580-944 City Tax: \$2,299.50

41071872GS

GIT

(1/2)

THIS INDENTURE, made this 17th of August, 2022 between Tri Taylor Investments, LLC, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Evelyn Reyes party of the second part,

(GRANTEE'S ADDRESS) 2534 W. Flournoy, Unit 1, Chicago, Illinois 60612.

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2534 W. FLOURNOY CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0705115088, IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2022

Permanent Real Estate Index Number(s): 16-13-402-063-1001

Address(es) of Real Estate: 2534 W. Flournoy, Unit 1 Chicago, IL 60612

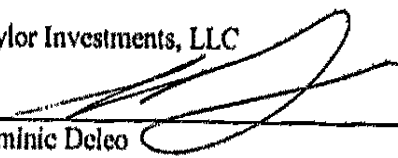
Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs 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 herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

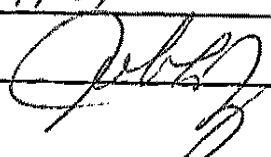
Tri Taylor Investments, LLC

By 
Dominic Deleo
Manager

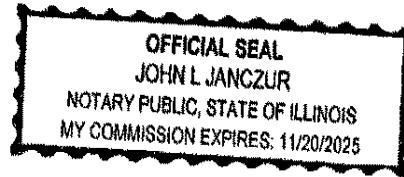
STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Dominic Deleo personally known to me to be the Manager of the Tri Taylor Investments, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17TH day of AUGUST 2022


 (Notary Public)

Prepared By: John Janczur
19 S. LaSalle, #1201
Chicago, IL 60603





Mail To: Evelyn Reyes
2534 W. Flournoy St. Unit 1
Chicago, IL 60612

Name & Address of Taxpayer:
Evelyn Reyes
2534 W. Flournoy St Unit 1
Chicago, IL 60612

REAL ESTATE TRANSFER TAX		22-Aug-2022
	CHICAGO:	1,642.50
	CTA:	657.00
	TOTAL:	2,299.50 *

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

REAL ESTATE TRANSFER TAX		22-Aug-2022
	COUNTY:	109.50
	ILLINOIS:	219.00
	TOTAL:	328.50

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