

# UNOFFICIAL COPY

## WARRANTY DEED

ILLINOIS

*GRANTEE AND*  
SEND SUBSEQUENT TAX BILL TO:

Erwin Feregrino & Fabiola Gonzalez  
4525 S Wood St 1N121 Ellis Ave  
Chicago, IL 60605 Carol Stream, IL  
60188



\*2225115028\*

Doc# 2225115028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/08/2022 04:11 PM PG: 1 OF 2

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

*10/1/22-50829*

THE GRANTOR, **BRARRIS-4525 Management, LLC**, an Illinois limited liability company, with its principal office at 14843 Becky Ct, Oak Forest, IL 60452, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **ERWIN FEREGRINO**, a single person, and **FABIOLA GONZALEZ**, a single person, both of 1N121 Ellis Ave, Carol Stream, IL 60188, as **Joint Tenants**, the following Real Estate situated in the County of Cook, in the State of Illinois, to wit:


### LEGAL DESCRIPTION:



LOT 11 IN ROLAND R. LANDIS' SUBDIVISION OF THE WEST 3 3/4 ACRES OF THE NORTH 15 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PIN NUMBER:** 20-06-414-011-0000

**ADDRESS:** 4525 s Wood St, Chicago, IL 60609

Subject to: General real estate taxes not due and payable at time of closing, 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.

REAL ESTATE TRANSFER TAX	08-Sep-2022
 CHICAGO:	997.50
CTA:	399.00
TOTAL:	1,396.50 *

REAL ESTATE TRANSFER TAX	08-Sep-2022
 COUNTY:	66.50
 ILLINOIS:	133.00
TOTAL:	199.50

20-06-414-011-0000 | 20220801625632 | 0-296-598-096


20-06-414-011-0000 | 20220801625632 | 1-038-645-840


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

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois, to have and to hold forever. Subject property is not and never was homestead property for the Grantor.

In Witness Whereof, the Grantor aforesaid has hereunto set his hand and seal this 29 day of August, 2022.

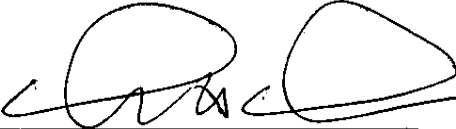
  
\_\_\_\_\_  
BRARRIS-4525 Management, LLC, Grantor  
By Bruce P. Peng, Its Manager

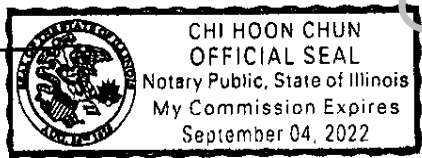
  
\_\_\_\_\_  
BRARRIS-4525 Management, LLC, Grantor  
By Harris Lee, Its Manager

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF DUPAGE     )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that **BRUCE P. PENG and HARRIS LEE**, personally known to me to be the same persons whose names are 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.

WITNESS my hand and official seal this 29 day of August, 2022.

  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires 09/04/2022

**PREPARED BY:**  
Chi H. Chun  
648 N. Randall Rd.  
Aurora, IL 60506

**AFTER RECORDING RETURN TO:**  
~~Victoria I. Perez  
4126 N Lincoln, Unit 1  
Chicago, IL 60618~~  
Erwin Ferrigno  
Fabiola Gonzalez  
2121 Ellis Ave  
Carol Stream, IL  
60188