

UNOFFICIAL COPY

Doc#: 2225210067 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/09/2022 11:59 AM Pg: 1 of 4

WARRANTY DEED

Dec ID 20220801625705
ST/CO Stamp 1-900-845-648 ST Tax \$170.00 CO Tax \$85.00
City Stamp 0-827-103-824 City Tax: \$1,785.00

THE GRANTOR, **1117 Fry LLC**, an Illinois Limited Liability Company, of 5750 W. Bloomingdale Ave., Unit 1, Chicago, IL 60639, for and in consideration of One Hundred Seventy Thousand Dollars (\$170,000.00) and other good and valuable consideration, **CONVEYS AND WARRANTS** to **Jorge Neri**, of 617 N. Harvey, Oak Park, IL 60302, the following described real estate, situated in Cook County, Illinois Fidelity National Title waiving all right Homestead Exer Illinois:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

COMMONLY KNOWN AS: 2436 S. Central Park Avenue, Chicago, IL 60623

PIN: 16-26-117-028-0000

SUBJECT general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; a mortgage in the principal amount of \$145,000.00 signed by Jorge Neri in favor of 1117 Fry LLC; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. The property is transferred in "AS IS" condition and the Grantor makes no representations or warranties, either express or implied, as to the condition of the Property.

FIDELITY NATIONAL TITLE

0622019543

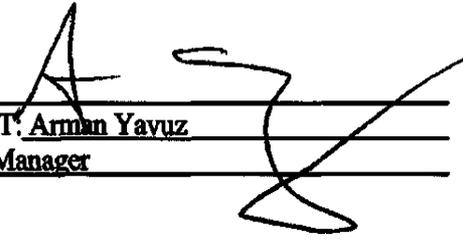
1 of 2

[SIGNATURE PAGE TO FOLLOW]

UNOFFICIAL COPY

Dated: August 31st, 2022.

GRANTOR: **1117 Fry LLC**
An Illinois Limited Liability Company

BY: 
PRINT: Arman Yavuz
ITS: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF ~~LAKE~~)
) COOK

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that **Arman Yavuz**, personally known to me to be the Manager of **1117 Fry LLC** an Illinois Limited Liability Company, appeared before me this day in person and acknowledged that he signed sealed and delivered this deed as his free and voluntary act and as the free and voluntary act of **1117 Fry LLC**.

Given under my hand and official seal this 31st day of August, 2022.


NOTARY PUBLIC

This document was prepared by:

John Carroll
Amos Financial LLC
3330 Skokie Valley Rd., Suite 301
Highland Park, IL 60035
(847) 433-2600



Record and Return to
and Mail Tax Bills to:
Jorge Neri
2436 S. Central Park Avenue
Chicago, IL 60623

Property of [Faint Watermark]
Cook County Office

UNOFFICIAL COPY

EXHIBIT A (Legal Description)

LOT 39 IN BLOCK 4 IN MILLARD AND DECKER'S SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

01-Sep-2022

		COUNTY:	85.00
		ILLINOIS:	170.00
		TOTAL:	255.00
16-26-117-028-0000		20220801625705	1-900-845-648

REAL ESTATE TRANSFER TAX

01-Sep-2022

	CHICAGO:	1,275.00
	CTA:	510.00
	TOTAL:	1,785.00 *
16-26-117-028-0000		20220801625705 0-827-103-824

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

Property of Cook County Clerk's Office