

# UNOFFICIAL COPY

**Warranty DEED  
ILLINOIS STATUTORY**

1781671 162 KJW

Doc#: 2226413301 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/21/2022 03:26 PM Pg: 1 of 3

Dec ID 20220901636424  
ST/CO Stamp 1-255-315-024 ST Tax \$875.00 CO Tax \$437.50  
City Stamp 0-430-872-144 City Tax: \$9,187.50

THE GRANTOR(S), MICHAEL WAX PROPERTIES, LLC – HAMLIN, an Illinois Limited Liability Company, of 644 W. Webster Ave, Unit B, in the City of Chicago, 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 Warrant(s) to ANN MARIE SULLIVAN, a married woman, of 114 W. Adison St., Apt. 2, in the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION.


**SUBJECT TO:**

General Taxes for the Years 2021 and subsequent years, and to the covenants, conditions, restrictions, and easements of record.



Permanent Real Estate Index Number(s): 13-26-304-010-000  
Address of Real Estate: 2743 N. Ridgeway Ave., Chicago, IL 60647

Dated this 13<sup>th</sup> day of September 2022

Michael Wax Properties, LLC - Hamlin  
By: Its Sole Member / Manager, Michael Wax

REAL ESTATE TRANSFER TAX		20-Sep-2022
	CHICAGO:	6,562.50
	CTA:	2,625.00
	TOTAL:	9,187.50 *

13-26-304-010-000 | 20220901636424 | 0-430-872-144  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		20-Sep-2022
	COUNTY:	437.50
	ILLINOIS:	875.00
	TOTAL:	1,312.50

13-26-304-010-000 | 20220901636424 | 1-255-315-024

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Wax, Sole Member / Manager of Michael Wax Properties, LLC - Hamlin, personally known to me to be the same person(s) whose name(s) is 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13 day of September, 2022



*[Signature]* (Notary Public)

**Prepared By:** Alexander T. Muhtar, Esq.  
33 N. LaSalle St., Ste. 2000  
Chicago, IL 60602

**Mall To:** Christine M. Palkovic  
Italia & Palkovic, LLP  
1807 N. Broadway, P.O.  
Melrose Park, IL 60160

**Name & Address of Taxpayer:**  
Ann Marie Sullivan  
2743 N. Ridgeway Ave.  
Chicago, IL 60647

County Clerk's Office

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## Exhibit A - Legal Description

Lot 11 in Block 1 in Heafield and Kimbell's Subdivision of Lot 2 in Kimbell's Subdivision of the East 1/2 of the Southwest 1/4 and the West 1/2 of the Southeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian (Except 25 acres in the Northeast corner thereof), in Cook County, Illinois.

Property of Cook County Clerk's Office