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Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2226634385 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/23/2022 04:10 PM Pg: 1 of 3

Dec ID 20220901641570
ST/CO Stamp 1-606-497-872 ST Tax \$377.00 CO Tax \$188.50
City Stamp 0-542-717-520 City Tax: \$3,958.50

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

THE GRANTOR, DOW REAL ESTATE ADVISORS, LLC, a 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 IL, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Operating Agreement of said limited liability company, **CONVEY(S)** and **WARRANT(S)** to Roberto C. Dominguez and Angela Dominguez, husband and wife, as tenants by the entirety,

(GRANTEE'S ADDRESS) 3452 N Overhill Avenue, Chicago, IL 60634

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

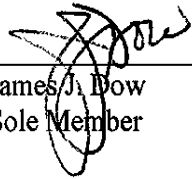
SEE ATTACHED LEGAL DESCRIPTION


SUBJECT TO: Covenants, conditions and restrictions of record. General taxes for the year 2021 and subsequent years

Permanent Real Estate Index Number(s): 12-24-313-023-0000
Address(es) of Real Estate 3452 N Overhill Avenue, Chicago, IL 60634



In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Sole Member, 16 day of September, 2022.

DOW REAL ESTATE ADVISORS, LLC

By 
James J. Dow
Sole Member

REAL ESTATE TRANSFER TAX		23-Sep-2022
	CHICAGO:	2,827.50
	CTA:	1,131.00
	TOTAL:	3,958.50 *

12-24-313-023-0000 | 20220901641570 | 0-542-717-520
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		23-Sep-2022
	COUNTY:	188.50
	ILLINOIS:	377.00
	TOTAL:	565.50

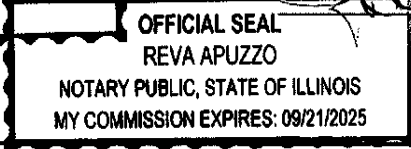
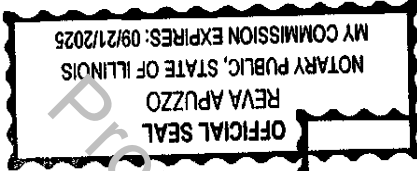
12-24-313-023-0000 | 20220901641570 | 1-606-497-872

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that James J. Dow, personally known to me to be the Sole Member of DOW REAL ESTATE ADVISORS, 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 Sole Member he signed and delivered the said instrument, pursuant to authority given by the Operating Agreement of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16 day of September, 2022



[Handwritten Signature]

(Notary Public)

Prepared By: Dean J. Lurie
1 E Wacker Drive, Suite 2610
Chicago, IL 60601

Mail To:
Roberto C. Dominguez
Angela Dominguez
3452 N. Overhill Ave
Chicago, IL 60634
Name & Address of Taxpayer:
Roberto C. Dominguez
Angela Dominguez
3452 N. Overhill Ave.
Chicago, IL 60634

Property of Cook County Clerk's Office

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EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1794664

Lot Three in Block Eleven (11) in Gauntlett, Feuerborn and Klode's Belmont Heights Second Addition, being a Subdivision of the West Half (1/2) of the East Half (1/2) of the Southwest Fractional Quarter (1/4) of Fractional Section 24, South of Indian Boundary Line, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 12-24-313-023-0000

Property Address: 3452 N Overhill Avenue, Chicago IL 60634