

# UNOFFICIAL COPY

FIDELITY NATIONAL TITLE  
OC22024259

Doc#: 2228541056 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/12/2022 10:40 AM Pg: 1 of 2

## WARRANTY DEED a Corporation to Individual

Dec ID 20220901649007  
ST/CO Stamp 1-998-630-480 ST Tax \$289.00 CO Tax \$144.50  
City Stamp 1-461-759-568 City Tax: \$3,034.50

This agreement, made this 7<sup>th</sup> day of October 2022, between Quick Draw Properties, 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 Illinois, party of the first part, and Modesto Montes Garcia, an unmarried man, of 1836 S. Throop St. Chicago IL 60608

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said Company, by these presents does REMISE, RELEASE, AND CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit


LOT 26 (EXCEPT THE SOUTH 9 FEET THEREOF, AND THE SOUTH 18 FEET OF LOT 27 IN BLOCK 4 IN ALBERTA PARK ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 8143 S. Kedzie Avenue, Chicago, IL 60652



PIN: 19-36-116-058-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes not due and payable at the time of Closing.

Together with all and singular the 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, tide, interest, claim or demand whatsoever, of the 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 party of the second part, their heirs and assigns forever.

REAL ESTATE TRANSFER TAX		05-Oct-2022
	CHICAGO:	2,167.50
	CTA:	867.00
	TOTAL:	3,034.50 *

19-36-116-058-0000 | 20220901649007 | 1-461-759-568  
\* Total does not include any applicable penalty or interest due.

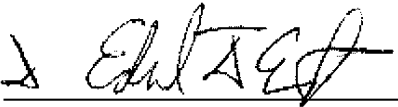
REAL ESTATE TRANSFER TAX		05-Oct-2022
	COUNTY:	144.50
	ILLINOIS:	289.00
	TOTAL:	433.50

19-36-116-058-0000 | 20220901649007 | 1-998-630-480

# UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed the day and year first above written.

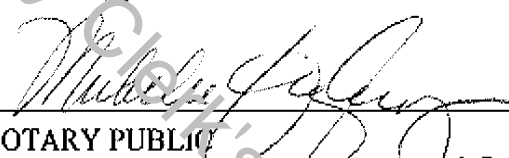
Quick Draw Properties, LLC,

By:   
Edward F. Enright, its duly authorized representative

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Edward F. Enright, personally known to me to be the duly authorized representative of, Quick Draw Properties, LLC, an Illinois Limited Liability Company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such representative, he/she signed this instrument as his/her free and voluntary act.

Given under my hand and official seal, this 5<sup>th</sup> day of October, 2022

Commission expires 7/18, 2026,   
NOTARY PUBLIC

This instrument prepared by: Castle Law, 2 N. 129th Infantry Drive, Joliet, IL 60433

MAIL TO:  
Attorney Gina Diaz  
7100 16th St. Suite 100  
Berwyn, IL 60402

SEND SUBSEQUENT TAX BILLS TO:  
Modesto Montes  
8143 S. Kedzie Avenue  
Chicago, IL 60652

