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FIDELITY NATIONAL TITLE SC22023015
18.FZ

Doc#: 2229408085 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/21/2022 10:52 AM Pg: 1 of 3

Dec ID 20221001665408
ST/CO Stamp 1-348-378-960 ST Tax \$739.00 CO Tax \$369.50
City Stamp 0-738-468-176 City Tax: \$7,759.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Clear Choice Properties, LLC
5133 N Mcvicker Ave
Chicago, IL 60630

(The Above Space for Recorder's Use Only)

THE GRANTOR Clear Choice Properties, LLC, an Illinois limited liability company for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Allison Crawford, a *married woman*, of 5252 S. Cornell, Chicago, IL 60615, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

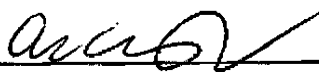
Permanent Index Number(s): 20-24-312-001-0000

Property Address: 6801 S. Cregier Ave, Chicago, IL 60649

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 15th day of October, 2022.


Anas Askar, as manager and sole member
Clear Choice Properties, LLC

FIDELITY NATIONAL TITLE
SC22023015

REAL ESTATE TRANSFER TAX	18-Oct-2022
CHICAGO:	5,542.50
CTA:	2,217.00
TOTAL:	7,759.50 *

20-24-312-001-0000 | 20221001665408 | 0-738-468-176

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

Page 1 of 3

REAL ESTATE TRANSFER TAX	18-Oct-2022
COUNTY:	369.50
ILLINOIS:	739.00
TOTAL:	1,108.50

20-24-312-001-0000 | 20221001665408 | 1-348-378-960

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anas Askar 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 acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 15th day of OCT, 2022.



Naila Raza
Notary Public

THIS INSTRUMENT PREPARED BY
David R Sweis
Sweis Law Firm PC
53 W. Jackson Blvd., Suite 1001
Chicago, IL 60604

MAIL TO:

The Law Office of Nicole M. Soltanzadeh, LLC
20 N Clark Street Ste 3300
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Allison Crawford
6801 S. Cregier Ave
Chicago, IL 60649

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EXHIBIT A LEGAL DESCRIPTION

LOT 24 IN BLOCK 5 IN JACKSON PARK HIGHLANDS IN THE EAST HALF OF THE
SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office