

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



2231940021

Doc# 2231940021 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/15/2022 11:19 AM PG: 1 OF 2

Property of Cook County's Office

THE GRANTOR, WEMI Properties, LLC, an Illinois 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) to Francisco Rivadeneyra and Linda Chavez, husband and wife as Tenants by the Entirety (GRANTEE'S ADDRESS) 320 E. 21st Street Chicago, IL 60616 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PART OF LOT 8 IN KLINGER'S SUBDIVISION OF THE NORTH 4 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 8 AND RUNNING THENCE SOUTH 00 DEGREES 05 MINUTES 31 SECONDS EAST ON AND ALONG THE EAST LINE OF SAID LOT 8, A DISTANCE OF 25.80 FEET TO A POINT; THENCE SOUTH 89 DEGREES 44 MINUTES 02 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8, THENCE NORTH 00 DEGREES 05 MINUTES 31 SECONDS WEST ON AND ALONG SAID WEST LINE, A DISTANCE OF 25.80 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 8, THENCE NORTH 89 DEGREES 44 MINUTES 02 SECONDS EAST ON AND ALONG SAID NORTH LINE, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, SITUATED IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, general taxes for the year 2021 2nd installment and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), and acts done or suffered by Purchasers.

THIS IS NOT HOMESTEAD PROPERTY IN SELLER.

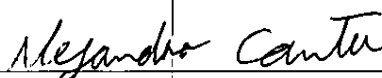
Permanent Real Estate Index Number(s): 20-10-110-039-0000
Address(es) of Real Estate: 4816 South Calumet Ave., Chicago, IL 60615

Dated this 5th day of October 2021.

WEMI Properties, LLC,
an Illinois limited liability company

216SA255358UP
Mm 10/2

By 
Eduardo Cantu
Manager

By 
Alejandro Cantu,
Manager

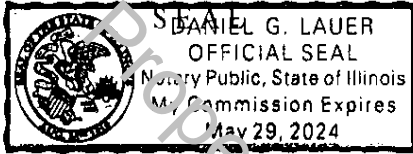
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STATE OF ILLINOIS)
)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the Country aforesaid, CERTIFY THAT Alejandro Cantu and Eduardo Cantu sole Managers of the company appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act of the limited liability company, 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 5th day of October 2022.


(Notary Public)





Prepared By:
Daniel G. Lauer, Esq.
1424 W. Division Street
Chicago, Illinois 60642

Mail To:
Sony Cortes, Esq
150 North Wacker #1550
Chicago, IL 60606

Name & Address of Taxpayer:
Francisco Rivadeneyra & Linda Chavez
4816 South Calumet
Chicago, IL 60615

REAL ESTATE TRANSFER TAX		21-Oct-2022
	CHICAGO:	3,168.75
	CTA:	1,267.50
	TOTAL:	4,436.25 *

20-10-110-039-0000 | 20220801610284 | 2-145-341-776
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Oct-2022
	COUNTY:	211.25
	ILLINOIS:	422.50
	TOTAL:	633.75

20-10-110-039-0000 | 20220801610284 | 1-084-313-936

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