

UNOFFICIAL COPY

A22-4228 ED

Doc#: 2232510102 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/21/2022 11:39 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20221101694142
ST/CO Stamp 0-260-973-904 ST Tax \$290.00 CO Tax \$145.00
City Stamp 1-512-818-000 City Tax: \$3,045.00

Mail to:

Leticia Arellano Ruiz
5339 S. Bishop St
Chicago, IL 60609

Name and Address of Taxpayer:

Leticia Arellano Ruiz
5339 S. Bishop St
Chicago, IL 60609

RECORDER'S STAMP

THIS INDENTURE, made on the 16th day of November, 2022, by and between **Illinois Land Investment, Inc.**, an Illinois corporation in good standing and duly authorized to transact business under the Laws of the State of Illinois, of 4751 W. Touhy Ave, Suite 101, Lincolnwood, Illinois (hereinafter "Grantor") and **Leticia Arellano Ruiz and Julio Cesar Lopez**, ~~star~~, residing at 5332 S. Bishop St, Chicago, Illinois 60609 (hereinafter "Grantee") ~~star~~ *unmarried woman*

star ~~unmarried man~~ *as joint tenants*
WITNESSETH, THAT Grantor, by the authority of its Board of Directors, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, and pursuant to the terms and direction of that certain Real Estate Installment Contract dated September 28, 2021 regarding the property, a memorandum of which was recorded with the Cook County Clerk on September 30, 2021 as Document No 2127317190, does hereby grant and convey unto the said Grantee, as Joint Tenants with Right of *, that real estate fully described below, situated in Cook County, Illinois, subject to unbilled general real estate taxes, special assessments, covenants, conditions, and restrictions of record, building lines and easements, if any, ** Survivorship*

Legal Description of Property:

LOT 29 IN BLOCK 1 IN THE SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 5339 S. Bishop St, Chicago, Illinois 60609
PIN#: 20-08-315-020-0000

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said

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Grantor hereby covenanting that the premises are free and clear from any encumbrances done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor, but no further or otherwise.



Illinois Land Investment, Inc., by
Brian Urbanowski, its President

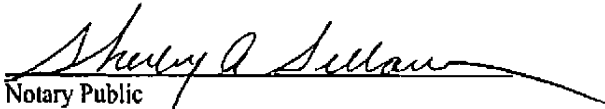
State of ILLINOIS
County of COOK

I, Shirley A. Sellards, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Brian Urbanowski

who proved to me based upon satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person in his capacity as President of Illinois Land Investment, Inc. and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 16 day of November, 2022


Notary Public

REAL ESTATE TRANSFER TAX		21-Nov-2022
CHICAGO:		2,175.00
CTA:		870.00
TOTAL:		3,045.00
20-08-315-020-0000 20221101694142 1-512-8-8-000		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		21-Nov-2022
COUNTY:		145.00
ILLINOIS:		290.00
TOTAL:		435.00
20-08-315-020-0000 20221101694142 1-512-8-8-000		