

UNOFFICIAL COPY

Doc#. 2235428091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2022 11:29 AM Pg: 1 of 2

Dec ID 20221101697188
ST/CO Stamp 2-023-773-520 ST Tax \$400.00 CO Tax \$200.00
City Stamp 0-783-177-040 City Tax: \$4,419.66

WARRANTY DEED

File No: 22154361

THIS INDENTURE WITNESSETH, that the Grantor(s), Pride Investment Ventures, LLC, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Douglas Ortiz, A Singsi man the following described real estate, to-wit:


LOT 6 IN THE NORTH 1/2 OF BLOCK 7 IN THE SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 6, AND THE NORTH 1/2 OF BLOCK 7 IN TYRELL BARRET AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11 TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Permanent Real Estate Index Number: 16-11-408-037-0000

Address of Real Estate: 3213 W Fulton Blvd, Chicago, IL 60624

Subject to the following restrictions: a) all taxes and special assessments for the year and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 17th Day of November, 2022

REAL ESTATE TRANSFER TAX		02-Dec-2022
	CHICAGO:	3,000.00
	CTA:	1,200.00
	TOTAL:	4,200.00 *
16-11-408-037-0000 20221101697188 0-783-177-040		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		02-Dec-2022
	COUNTY:	200.00
	ILLINOIS:	400.00
	TOTAL:	600.00
16-11-408-037-0000 20221101697188 2-023-773-520		

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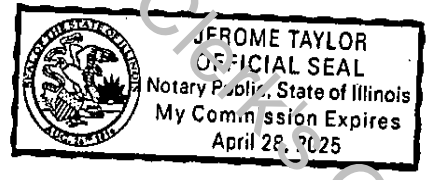
<u>Demetrius A. Matthews</u>		
<u>Doris G. Matthews</u>		

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, Demetrius Matthews, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) 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 17th day of November, 2022.

Jerome Taylor
 Notary Public



This Instrument was prepared by:
 Jerome Taylor
 9938 S. Campbell Ave
 Chicago IL 60655

Future Tax Bills to:
Douglas Owen
3213 W. Forest Blvd
Chicago IL 60624

After recording return document to:
Trayer C. Johnson
2400 N. Western
#201
Chicago IL 60647

22154643 1/2
 Old Republic Title
 9601 Southwest Highway
 Oak Lawn, IL 60453