

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2302525016 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/25/2023 09:35 AM Pg: 1 of 3

Dec ID 20230101630295  
ST/CO Stamp 1-090-272-080 ST Tax \$700.00 CO Tax \$350.00  
City Stamp 0-469-850-960 City Tax: \$7,722.33

Mail to:

Tanya Thomas and Sebastian Pott  
6221 South Ellis Ave  
Chicago IL 60637

Name & Address of Taxpayer:

Tanya Thomas  
Sebastian Pott  
6221 S. Ellis Ave.  
Chicago IL 60637

(Space for Recorder's Use)

THE GRANTOR(S), 6221-25 SOUTH ELLIS LLC, an Illinois limited liability company and DEBBIE KOROMPILAS,  
a married woman

of the CITY of CHICAGO, County of COOK State of ILLINOIS

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to

THE GRANTEE(S), TANYA THOMAS AND SEBASTIAN POTT, husband and wife as tenants  
by the entirety

(Grantee's Address) 1717 S. Prairie Ave # 1310, Chicago IL 60616

of the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_ State of \_\_\_\_\_

in the form of ownership: Fee Simple

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

### SEE ATTACHED LEGAL DESCRIPTION

Subject to: <sup>1013</sup> 2022 general property taxes, special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; public, private, and utility easements; party wall agreements with neighboring parcels recorded at any time prior to closing; covenants, conditions, agreements, building lines, restrictions and easements of record; applicable building and zoning laws, statutes, ordinances and restrictions; roads and highways; if any; title exceptions pertaining to liens or encumbrances of a definite and ascertainable amount which may be removed by the payment of money at the time of Closing and which the Seller shall so remove at that time by using the funds to be paid upon delivery of the Deed; matters over which the Title Company is willing to insure; acts done or suffered by the Purchaser or anyone claiming by, through or under Purchaser; Purchasers mortgage if any.

\*\*\*THIS IS NOT A HOMESTEAD PROPERTY\*\*\*

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 20-14-316-001-0000 20-14-316-003-0000

20-14-316-002-0000 20-14-316-004-0000

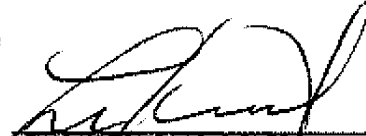

Property Address: 6221 S. ELLIS AVE., CHICAGO IL 60637

187050581  
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# UNOFFICIAL COPY

Dated this 10th day of Jan, 2023

\_\_\_\_\_  
(Seal)

  
LEWIS KOROMPILAS, SIGNER  
821325 SOUTH ELLIS LLC  
  
DEBBIE KOROMPILAS

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF Illinois )  
COUNTY OF COOK ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
LEWIS KOROMPILAS AND DEBBIE KOROMPILAS

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, 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 10th day of Jan, 2023

Alexandrea Downen  
Notary Public

(Seal)



My commission expires: 06/27/2026

REAL ESTATE TRANSFER TAX	20-Jan-2023
CHICAGO:	5,250.00
CTA:	2,100.00
<b>TOTAL:</b>	<b>7,350.00 *</b>

20-14-316-001-0000 | 20230101630295 | 0-469-850-980  
\* Total does not include any applicable penalty or interest due.

COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
FRANK PANZICA  
ATTORNEY AT LAW  
5521 N. CUMBERLAND AVE. #1120  
CHICAGO IL 60656

or  
Exempt under provisions of Paragraph \_\_\_\_\_  
Section 4, Real Estate Transfer Tax Act.  
Date: \_\_\_\_\_

Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX	20-Jan-2023
COUNTY:	350.00
ILLINOIS:	700.00
<b>TOTAL:</b>	<b>1,050.00</b>

20-14-316-001-0000 | 20230101630295 | 1-090-272-080

**ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A**

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ISSUED BY  
STEWART TITLE GUARANTY COMPANY

**Exhibit A - Legal Description**

THE SOUTH 17.90 FEET OF THE NORTH 89.50 FEET OF TRACT 3 OF LOTS 1 TO 11 IN BLOCK 10 IN LLOYDS RESUBDIVISION OF BLOCKS 8, 9 AND THE WEST 1/2 OF BLOCK 10 IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT 2 1/2 ACRES THEREOF) ALL IN COOK COUNTY, ILLINOIS, TAKEN AS A TRACT.

Property known as: 6221 South Ellis Avenue, Chicago, Illinois.

Property of Cook County Clerk's Office