

# UNOFFICIAL COPY

22-65520

## Warranty Deed

Doc#: 2302710000 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/27/2023 09:17 AM Pg: 1 of 2

ILLINOIS

Dec ID 20230101635163  
ST/CO Stamp 2-034-861-904 ST Tax \$45.00 CO Tax \$22.50  
City Stamp 0-424-249-168 City Tax: \$472.50

THE GRANTOR, **CHICAGO ASSETS LLC**, an Illinois limited liability company, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Isidro Sanchez and Sulbey Sanchez**, not as tenants in common, but as **JOINT TENANTS**, of 7357 S. Claremont Ave., Chicago, IL 60636, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois:

**SEE LEGAL DESCRIPTION ATTACHED**

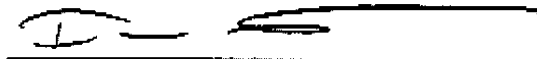
Property Index Number: 20-50-117-021-0000  
Commonly Known As: 7357 S. Claremont Ave., Chicago, IL 60636

The date of this deed of conveyance is January 6, 2023.

SUBJECT TO: General real estate taxes not yet due and owing, covenants, conditions and restrictions of record; and building lines and easements. HEREBY waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

CHICAGO ASSETS LLC

By:



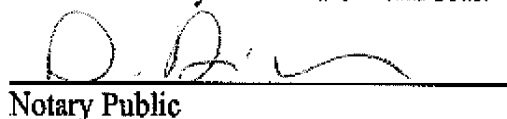
Ian Atkin  
Manager

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 IAN ATKIN, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: 1/6/23, 2023

Given under my hand and official seal:

  
Notary Public

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## LEGAL DESCRIPTION

Lot 26 in Block 11 in the Subdivision of Blocks 1, 2, 6, 7, 8, 10, 11 and 14 in Dewey and Hogg's Subdivision of the West 1/2 of the Northwest 1/4 of Section 30, Township 38 North, Range 14, East of the Third Principal Meridian (except railroad right of way) in Cook County, Illinois.

<b>Instrument prepared by:</b>  Eric Wudtke 4631 N Lincoln Ave Chicago, IL 60625	<b>Send subsequent tax bills to &amp; mail to:</b>  Isidro Sanchez 7357 S. Claremont Ave. Chicago, IL 60636
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Property of Cook County Clerk's Office