

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual
410736846 1/3

GIT

MAIL TO:

1ST Choice Field Services, LLC
9975 Wadsworth PKWY Unit k2-194
Westminster, Colorado 80021

Doc#. 2305955101 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2023 03:18 PM Pg: 1 of 3

Dec ID 20230201658737
ST/CO Stamp 0-034-160-464 ST Tax \$160.00 CO Tax \$80.00
City Stamp 1-486-176-080 City Tax: \$1,680.00

SEND SUBSEQUENT BILLS TO:

1ST Choice Field Services, LLC
9975 Wadsworth PKWY Unit k2-194
Westminster, Colorado 80021

THE GRANTOR, **Corporation of Capital, an Illinois Corporation**, a corporation created and existing under and by virtue of the laws of the State of and duly authorized to transact business in the state of , for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to **1ST Choice Field Services, LLC, an Illinois Limited Liability Company**, 9975 Wadsworth Parkway, Unit k2-194 Westminster, CO of the County of Adams, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2022 and 2023 and thereafter

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 20-30-427-007-0000

Address(es) of Real Estate: **7721 S. Marshfield Avenue, Chicago, Illinois 60620**

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this

21 day of February, 2023.

Corporation of Capital, an Illinois Corporation

By:



Joseph Khoshabe, President

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STATE OF ILLINOIS, COUNTY OF COOK ss.

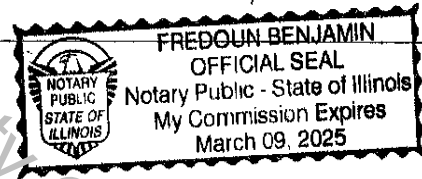
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Joseph Khoshabe** is personally known to me to be the President of **Corporation of Capital, an Illinois Corporation** and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.


Given under my hand and official seal, this 21 day of FEBRUARY, 2023.


(Notary Public)

Prepared by:



Stuart Swanson
Cutler & Associates, LTD.
4131 Main Street
Skokie, Illinois 60076



REAL ESTATE TRANSFER TAX		27-Feb-2023
	CHICAGO:	1,200.00
	CTA:	480.00
	TOTAL:	1,680.00 *

20-30-427-007-0000 | 20230201658737 | 1-86-176-080

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		27-Feb-2023
	COUNTY:	80.00
	ILLINOIS:	160.00
	TOTAL:	240.00

20-30-427-007-0000 | 20230201658737 | 0-034-160-464

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Exhibit "A" – Legal Description

LOT 37 IN BLOCK 19 IN ENGLEFIELD, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office