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Doc# 2313713175 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 02:16 PM Pg: 1 of 2

Dec ID 20230501615230
ST/CO Stamp 1-448-530-640 ST Tax \$770.00 CO Tax \$385.00
City Stamp 0-704-172-752 City Tax: \$8,085.00

06230000274
FIDELITY NATIONAL TITLE
WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:




THE GRANTOR(S), ZENITH CAPITAL GROUP LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, of the City of Burbank, in the County of Los Angeles, in the State of California, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, hereby convey(s) and warrant(s) to THE GRANTEE(S), 7600 SOUTH PHILLIPS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of the City of Chicago, in the County of Cook County, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 1 AND LOT 2 (EXCEPT THE SOUTH 23 FEET THEREOF) IN BLOCK 5 IN SOUTH SHORE PARK SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption laws of the State of Illinois.

PIN NUMBER(S): 21-30-307-012-0000
ADDRESS: 7600 South Phillips Avenue, Chicago, IL 60649

REAL ESTATE TRANSFER TAX		12-May-2023
	CHICAGO:	5,775.00
	CTA:	2,310.00
	TOTAL:	8,085.00

21-30-307-012-0000 | 20230501615230 | 0-704-172-752
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		12-May-2023
	COUNTY:	385.00
	ILLINOIS:	770.00
	TOTAL:	1,155.00

21-30-307-012-0000 | 20230501615230 | 1-448-530-640

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 10th day of May, 2023.



(Seal)

**ZENITH CAPITAL GROUP LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
BY: VINCENT ANTHONY INCOPERO AS ITS AGENT**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT VINCENT ANTHONY INCOPERO**, personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a 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 May, 2023.


Notary Public

THIS INSTRUMENT WAS PREPARED BY:



Vincent Anthony Incopero
381 North York Street, Suite 1
Elmhurst, IL 60126

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File #: OC23006274

MAIL TO:

7600 South Phillips LLC, an Illinois Limited Liability Company
917 West Washington Blvd. Ste 103
Chicago, IL 60607

GRANTEE'S ADDRESS

SEND SUBSEQUENT TAX BILLS TO:

7600 South Phillips LLC, an Illinois Limited Liability Company
917 West Washington Blvd. Ste 103
Chicago, IL 60607

