

WARRANTY DEED
ILLINOIS STATUTE

UNOFFICIAL COPY

Mail to:

Jeremy Sullivan
1720 N Melvina Avenue
Chicago, IL 60639

Doc#: 2314510097 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/25/2023 12:29 PM Pg: 1 of 2

Dec ID 20230401600202
ST/CO Stamp 1-819-405-520 ST Tax \$424.00 CO Tax \$212.00
City Stamp 1-554-902-224 City Tax: \$4,452.00

Name & Address of Taxpayer:

JEREMY SULLIVAN
1720 N. MELVINA AVE
CHICAGO, IL 60639

(Space for Recorder's Use)

THE GRANTOR(S), LATITUDE CAPITAL INVESTMENTS LLC ,

of the City of CHICAGO , County of COOK State of ILLINOIS
for and in consideration of _____ DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), JEREMY SULLIVAN, and Novella Sullivan, a married couple, as Tenants by
the Entirety

(Grantee's Address) 1720 N. MELVINA AVE, CHICAGO, IL 60639

of the City of CHICAGO , County of COOK State of IL

in the form of ownership:

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

LOT 16 AND THE SOUTH 1/2 OF LOT 15 (EXCEPT THE NORTH 7 1/2 FEET OF THE SOUTH 1/2 OF SAID
LOT 15) IN BLOCK 5 IN GALE AND WELCH'S SUBDIVISION OF BLOCKS 27 TO 30, LOTS 4 TO 12 ALL
INCLUSIVE IN BLOCK 31 AND ALL OF BLOCKS 46 TO 50 INCLUSIVE (TOGETHER WITH VACATED
STREETS AND ALLEYS) IN GALE'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 31, AND THE
SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

(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): 13-32-310-031-0000

Property Address: 1720 N. MELVINA AVE, CHICAGO, IL 60639

C. T. I. /CY

23gsa170217NA

1864 KB

Dated this 3RD day of April, 2023

UNOFFICIAL COPY

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

[Signature]
LATITUDE CAPITAL INVESTMENTS LLC

[Signature]
BY ERIK GOMEZ, MEMBER

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

STATE OF Florida)
) ss
 COUNTY OF Miami-Dade)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ERIK GOMEZ, MEMBER OF LATITUDE CAPITAL INVESTMENTS LLC

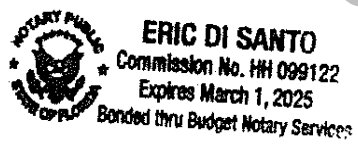
personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 3 day of April, 2023.

[Signature]

Notary Public

(Seal)



My commission expires: 03/01/2025

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
ANTHONY V. PANZICA
ATTORNEY AT LAW
2510 W. IRVING PARK ROAD # B
CHICAGO, IL 60618

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		21-Apr-2023
	COUNTY:	212.00
	ILLINOIS:	424.00
	TOTAL:	636.00
13-32-310-031-0000 20230401600202 1-819-405-520		

REAL ESTATE TRANSFER TAX		21-Apr-2023
	CHICAGO:	3,180.00
	CTA:	1,272.00
	TOTAL:	4,452.00 *
13-32-310-031-0000 20230401600202 1-554-902-224		
* Total does not include any applicable penalty or interest due.		