UNOFFICIAL COPY

Fidelity National Title OC23007233

WARRANTY DEED

MAIL TO:
MR. JENHTHIN E. WOMACK
1395-B MAIN STREETHC
CRETE IL 60417
Send Bills to:
Joel Jones-Corns
404 E. 46th Street
Unit 1C

Chicago, IL 60653

^ GRANTEE'S ADDRESS

Doc#. 2319812076 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/17/2023 10:46 AM Pg: 1 of 3

Dec ID 20230701670482

ST/CO Stamp 1-803-665-104 ST Tax \$430.00 CO Tax \$215.00

City Stamp 1-266-794-192 City Tax: \$4,515.00

George Nannick, member of Sporlite Group LLC

THE GRANTOR, Spotlite Croup, LLC., an Illinois limited liability company, of the 2123 N. Kenmore Ave #3, Chicago, County of Cook, in the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, Joel Jones-Corns, a single person of 4(08 S. King Dr. Unit 1, Chicago, County of Cook, in the State of Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit:

UNIT CI IN THE GRAND COMMONS CONDOMIN UM. AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 2 IN SNOW AND DICKINSON'S SUBDIVISION OF 1 07 3 IN CLEAVER AND TAYLOR'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE WEST 1/2 OF SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 060°21'9023 AND AS AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT 0712915052 AND BY S.COND AMENDMENT RECORDED AS DOCUMENT 0729015084; TOGETHER WITH ITS UNDIVIDED PERCENTA 3. INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number: 20-03-415-046-1011

Property Address: 404 East 46th Street, Unit 1C, Chicago, Illinois 60653

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

SUBJECT TO: General Taxes for 2022 and subsequent years; easements for public utilities, terms, covenants, conditions, and restrictions of record.

DATED this 10 July 2023.

Dayld Zoretic, managing member of

Spotlite Group LLC

WARRANTY DEED

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STATE	OF	ILLINOIS		j	
			 	•)	SS
COUNT	Υ(OF COOK)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT David Zoretic and George Flannick the same persons whose name are subscribed to the foregoing instrument, appeared be one me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 notary seal, this 10 July 2023.

(Seal)

theo Talo

Notary Public

This instrument was prepared by: Martin Ptasinski The Law Offices of Martin Ptasinski, P.C. 8517 South Archer Avenue Willow Springs, Illinois 60458 708-467-0000

Notary Public - Itale of Illinois
My Commission Expires Oct 29, 2026

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REAL ESTATE TRANSFER TAX

12-Jul-2023





COUNTY: 215.00 ILLINOIS: 430.00 TOTAL: 645.00

20-03-415-046-1011

20230701670482 | 1-803-665-104

REAL ESTATE TRANSFER TAX 12-Jul-2023

3,225.00 CHICAGO: CTA: 1,290.00 TOTAL: 4,515.00 *

any apple of Colling Clerk's Office 20-03-415-04(-11)11 | 20230701670482 | 1-266-794-192

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