

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Mail to:

Jesus Villagomez
22 Austin Ave
Carpentersville, Illinois 60110

Name and Address of Taxpayer:

Jesus Villagomez
22 Austin Ave
Carpentersville, Illinois 60110

Doc#: 2320012112 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2023 11:47 AM Pg: 1 of 2

Dec ID 20230701667100
ST/CO Stamp 2-037-408-208 ST Tax \$60.00 CO Tax \$30.00
City Stamp 1-500-537-296 City Tax: \$664.40

RECORDER'S STAMP

THIS INDENTURE, made on the 27th day of June, 2023 by and between **Illinois Land Investment, Inc.**, an Illinois corporation in good standing and duly authorized to transact business under the Laws of the State of Illinois, with address 4751 W. Touhy Ave, Suite 101, Lincolnwood, Illinois (hereinafter "Grantor") and **Jesus Villagomez**, unmarried, residing at 22 Austin Ave, Carpentersville, Illinois 60110 (hereinafter "Grantee"),

WITNESSETH, THAT the Grantor, pursuant to proper corporate resolution, and for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY to the Grantee, all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, more particularly described below and known as: 7352 S. Perry Ave, Chicago, Illinois 60621,

together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: all delinquent or sold general real estate taxes, general real estate taxes for the current tax year and subsequent years; covenants, conditions, restrictions, building lines and easements of record, any matter which would be shown by an accurate survey of the subject property;

Property Legal Description:


THE SOUTH 27 FEET OF THE NORTH 83 FEET OF LOT 13 AND THE ADJOINING PART OF THE VACATED ALLEY AND THE SOUTH 27 FEET OF THE NORTH 33 FEET OF LOT 11 OF BLOCK 3 IN ERWIN AND VEDDER'S SUBDIVISION OF BLOCKS 1, 2, 3 OF TABOR'S ADDITION TO EGGLESTON, A SUBDIVISION OF THE EAST 25 ACRES OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-28-220-056-0000

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Property Address: 7352 S. Perry Ave, Chicago, Illinois 60621

Grantor: **Illinois Land Investment, Inc.**

REAL ESTATE TRANSFER TAX		18-Jul-2023
	CHICAGO:	450.00
	CTA:	180.00
	TOTAL:	630.00
20-28-220-056-0000 20230701667100 1-500-537-296		
* Total does not include any applicable penalty or interest due.		

By: 
Brian Urbanowski, President

State of Illinois)
County of Cook) SS

REAL ESTATE TRANSFER TAX		18-Jul-2023
	COUNTY:	30.00
	ILLINOIS:	60.00
	TOTAL:	90.00
20-28-220-056-0000 20230701667100 3-037-408-208		

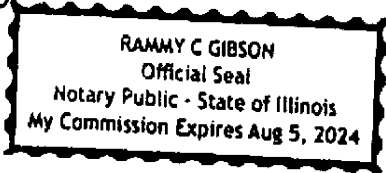
I, Rammy Gibson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Brian Urbanowski

proved to me based upon satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, and appeared before me this day in person in his capacity as President of Illinois Land Investment, Inc. and acknowledged that he signed and delivered the said instrument as his free and voluntary act and the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27th day of June, 2023.

Rammy C. Gibson
Notary Public



THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO IT'S EXECUTION OR AS TO THE EFFECT UPON TITLE.

ALLIANCE TITLE CORPORATION.

Prepared by:
Mark Brosius
4751 W. Touhy Ave, Ste. 101
Lincolnwood, Illinois 60712