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Chicago Title Insurance Company

SPECIAL WARRANTY DEED ILLINOIS STATUTORY



2321415003D

Doc# 2321415003 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/02/2023 09:16 AM PG: 1 OF 3

Property of Cook County Clerk's Office

THIS AGREEMENT, made this 14th day of July, 2023, between GREYMORR REAL ESTATE, LLC, a Nebraska Limited Liability Company, a party of the first part, and Leopoldo Alejandro Leon and Blanca Erika Cerda Ramirez, * parties of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten & 00/100 Dollars, and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged and pursuant to authority of the Manager of said Nebraska Limited Liability Company, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the parties of the second part and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit: * HUSBANDS AND WIFE, AS JOINT TENANTS

LOT 20 IN BLOCK 2 IN PHIPPS ADDITION TO ASHLAND, SAID ADDITION BEING A SUBDIVISION OF THE SOUTH QUARTER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 383 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the parties of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: covenants, conditions and restrictions of record; building lines and easements, of record; and general real estate taxes not due and payable.

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

Permanent Real Estate Index Number(s): 20-18-230-001-0000

Address(es) of Real Estate: 5801 South Paulina Street, Chicago, Illinois 60636

Chicago Title 23005748LT 1 out of 505

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IN WITNESS WHEREOF, said party of the first part has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Sole Member and Authorized Signatory, the day and year first above written.

GREYMORR REAL ESTATE, LLC

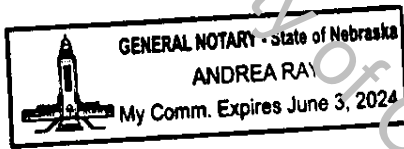


Terri Laughlin, Sole Member and Authorized Signatory

STATE OF NEBRASKA, COUNTY OF DOUGLAS ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Terri Laughlin personally known to me to be the same person whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged she signed, sealed and delivered the said instrument as her 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 official seal, this 14th day of July, 2023




 (Notary Public)

Prepared By: Heather Ottenfeld
180 West Washington Street
Suite 810
Chicago, Illinois 60602

Mail To:
Leopoldo Alejandro Leon and Blanca Erika Cerda Ramirez
6141 South Talman Avenue
Chicago, IL 60629

Name & Address of Taxpayer:
Leopoldo Alejandro Leon and Blanca Erika Cerda Ramirez
6141 South Talman Avenue
Chicago, IL 60629

REAL ESTATE TRANSFER TAX		31-Jul-2023
	CHICAGO:	300.00
	CTA:	120.00
	TOTAL:	420.00 *

20-18-230-001-0000 | 20230701669728 | 1-978-517-968

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

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20-18-230-001-0000

20230701669728 | 0-906-021-328



COUNTY:	20.00
ILLINOIS:	40.00
TOTAL:	60.00

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COOK COUNTY CLERK'S OFFICE
 RECORDS DIVISION
 1118 N. CLARK ST. ROOM 12020
 CHICAGO, IL 60610-1387