

# UNOFFICIAL COPY

Doc#: 2322829172 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/16/2023 12:15 PM Pg: 1 of 3

Dec ID 20230801697325  
ST/CO Stamp 0-738-362-832 ST Tax \$300.00 CO Tax \$150.00  
City Stamp 1-323-238-864 City Tax: \$3,150.00

410735056 (1/2) GIT

**WARRANTY DEED**  
**ILLINOIS STATUTORY**  
*Corporation to Tenants by the Entirety*

**MAIL TO:**  
Nick V. Marinkovich  
Attorney at Law  
2040 N. Harlem Avenue  
Elmwood Park, Illinois 60707

**SEND SUBSEQUENT BILLS TO:**  
Maria G. Covarrubias D Flores  
1315 Lockwood Avenue  
Chicago, Illinois 60651

THE GRANTOR, Corporation of Capital, <sup>Inc.</sup> an Illinois Corporation, a corporation created and existing under and by virtue of the laws of the State of and duly authorized to transact business in the state of , for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to <sup>MaGuadalupe\*</sup> ~~Maria G.~~ Covarrubias ~~D Flores~~, a <sup>Married woman</sup> woman, 1139 Lawndale Avenue, Chicago, Illinois of the County of Cook all interest in the following described Real Estate situated in the County of Cook in the State of Ill., to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2022 and 2023 and thereafter

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 16-04-122-004-0000  
Address(es) of Real Estate: 1315 North Lockwood Avenue, Chicago, IL 60651

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this

14<sup>th</sup> day of August, 2023.

Corporation of Capital, <sup>Inc.</sup> an Illinois Corporation

By:

  
Joseph Khoshabe, President

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that **Joseph Khoshabe** is personally known to me to be the President of **Corporation of Capital, an Illinois Corporation** and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such and they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of August, 2023.



*Suzanne M Gervais*  
(Notary Public)

*Prepared by:*  
  
Stuart Swanson  
Cutler & Associates, LTD.  
4131 Main Street  
Skokie, Illinois 60076


Property of Cook County Clerk's Office

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## Exhibit "A" – Legal Description



LOT 9 IN BLOCK 2 IN AUSTIN PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		15-Aug-2023
	CHICAGO:	2,250.00
	CTA:	900.00
	<b>TOTAL:</b>	<b>3,150.00 *</b>

16-04-122-004-0000 | 20230801697325 | 1-323-238-864

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

REAL ESTATE TRANSFER TAX		15-Aug-2023
	COUNTY:	150.00
	ILLINOIS:	300.00
	<b>TOTAL:</b>	<b>450.00</b>

16-04-122-004-0000 | 20230801697325 | 0-738-362-832