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771338
WARRANTY DEED
ILLINOIS STATUTORY



Doc# 2324433025 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/01/2023 10:38 AM PG: 1 OF 5

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

THE GRANTOR(S)

Kedzie Tire, Inc. an IL Corporation ✓

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Carlos Santiago ✓

of Town of Cicero, of the County of COOK, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

Subject to covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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): 19-12-316-009; 19-12-316-010 - 0000 ✓

Address(es) of Real Estate: 5323-5327 S Kedzie Ave, Chicago, IL 60632 ✓

Dated this 30th day of June, 2023.

Kedzie Tire, Inc. an IL Corporation by Manzoor Hussain,
President

0

This property is not homestead as to the Grantor(s)

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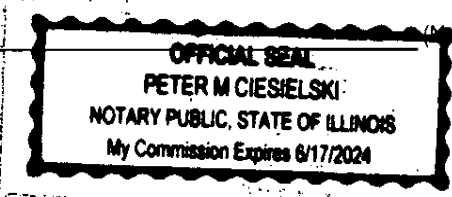
STATE OF IL COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Manzoor Hussain

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 30th day of June, 2023.



Prepared by:

Ciesielski, Soukaras, and Crozier Law, LLC
1115 N. Ashland Ave.
Chicago, IL 60622

Mail to:

Carlos Santiago
5900 W. Cermak Road
Cicero, IL 60804

Name and Address of Taxpayer:

Carlos Santiago
5900 W. Cermak Road
Cicero, IL 60804

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File No: 771338

EXHIBIT "A"

LOTS 9 AND 10 IN BLOCK 1 IN A.T. MCINTOSH'S KEDZIE AVENUE SUBDIVISION IN THE
SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

19.12.316.009.0000 @
19.12.316.010.0000

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

30-Aug-2023



CHICAGO:

3,187.50

CTA:

1,275.00

TOTAL:

4,462.50*

19-12-316-009-0000 | 20230801613109 | 1-104-139-728

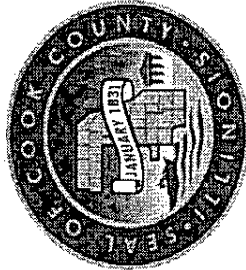
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

30-Aug-2023



COUNTY:
ILLINOIS:
TOTAL:

212.50
425.00
637.50

19-12-316-009-0000

| 20230801613109

| 0-567-268-816

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