

UNOFFICIAL COPY

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Doc#: 2325725018 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2023 08:37 AM Pg: 1 of 3

Dec ID 20230901618007
ST/CO Stamp 1-305-054-672 ST Tax \$240.00 CO Tax \$120.00
City Stamp 0-261-295-568 City Tax: \$2,520.00

WARRANTY DEED

2071703 213KB

THE GRANTOR, Archie Harris, ^{single man} of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS and WARRANTS** to Oscar Najera, a single man, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate:

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

COMMONLY KNOWN AS: 1411 South Koszup Avenue, Chicago, Illinois 60623 ^{Cesar} ^{grantee's Address}


PIN: 16-22-216-002-0000

situated in the County of Cook, State of Illinois. The Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantee shall have and hold said premises forever.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2022 and subsequent years.



DATED this 6 day of Sep, 2023


Archie Harris (SEAL)

| REAL ESTATE TRANSFER TAX | | 07-Sep-2023 |
|-------------------------------------------------------------------------------------|----------|-------------|
|  | CHICAGO: | 1,800.00 |
| | CTA: | 720.00 |
| | TOTAL: | 2,520.00 * |

16-22-216-002-0000 | 20230901618007 | 0-261-295-568

Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 07-Sep-2023 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------|
|   | COUNTY: | 120.00 |
| | ILLINOIS: | 240.00 |
| | TOTAL: | 360.00 |
| 16-22-216-002-0000 20230901618007 1-305-054-672 | | |

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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Archie Harris, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 6th day of September, 2023.


NOTARY PUBLIC

**PREPARED BY:**

ARC Law Group, LLC by Damon D. Perry
5608 South Racine Avenue
Chicago, Illinois 60636

MAIL TO:

Oscar Najera
1411 S. Kostner Ave
Chicago, IL 60623

SEND SUBSEQUENT TAX BILLS TO:

Oscar Najera
1411 S. Kostner Ave
Chicago, IL 60623

Recorder's Office Box No. _____

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Exhibit A - Legal Description

Lot 4 in Block 4 of Tabor's Subdivision of Blocks 5, 6, 9, 10, 11 and 12 in Subdivision by L.C. Paine Freer, (as receiver) of the West 1/2 of the Northeast 1/4 of Section 22, Township 39 North, Range 13, East of the Third Principal Meridian, recorded September 27, 1909 as Document 4443999, in Cook County, Illinois.

Property of Cook County Clerk's Office