## UNOFFICIAL COPY

#### WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Majestry Investments, LLC 7100 16th St. Berwyn, IL 60402

FIDELITY NATIONAL TITLE INSURANCE OC 2301 50 69

Doc#. 2329106200 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 10/18/2023 01:44 PM Pg: 1 of 4

Dec ID 20231001645187

ST/CO Stamp 0-416-527-312 ST Tax \$385.00 CO Tax \$192.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Majestry Investments, LLC, an Illinois Limited Liability Company for and in consideration of TEN AND 00/100 DOLLAI'S (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Angelica Ruiz, Cond Antonio of 2731 South Trumbull Avenue, Coiago, IL 60623, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

101 (05 + County) Lut of Tout trusts with the right of survey hip of the ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 24-05-310-011-0000

Property Address: 6224 W 92nd Pl, Oak Lawn, IL 60453

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

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.

Village of Oak Lawn	Real Estate Transfer Tax \$1000 05557	Village Real Estate Transfer Tax of \$300 f 3 Oak Lawn 05924	Village Real Estate Transfer Tax of \$25 Oak Lawn 06029
Village of Oak Lawn	Real Estate Transfer Tax	Village Real Estate Transfer Tax	Oak Fawit 00052
	\$300 05925	of \$300 Oak Lawn 05926	

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Dated this day of October 2023.	
Albino Diaz as managing member of Majestry Ir	nvestments, LLC
STATE OF ALINOIS ) ) SS,	`
COUNTY OF COCK )	
I, Samantha Governor the uncountry, in the State aforesaid, CERTIFY THAT Investments, LLC, personally known to me to be	'Albino Diaz, authorized signor of Majestry
the foregoing instrument, appeared before me this signed, sealed and delivered in the instrument as purposes therein set forth, including the release a	its free and voluntary act, for the uses and
Given under my hand and notarial seal.	
	Smantha Comples
SAMANTHA GONZALEZ OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires October 28, 2026	Notary Public
	Clorks
THIS INSTRUMENT PREPARED BY	· S
Georgina Diaz DIAZCASE LAW	$O_{\mathcal{F}_{\kappa}}$
7100 16th Street Berwyn, IL 60402	Co
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Anthony Panzica	Angelica Ruiz
2510 West Irving Park Road	6224 W 92nd Pl
Unit B Chicago, IL 60618	Oak Lawn, IL 60453
Angelica Ruiz	
6224 W 42DD PlacePage	
Oaklant 60453	<b>,</b> >,

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## EXHIBIT A LEGAL DESCRIPTION

LOT 11 IN EMILY HIGHLANDS, A RESUBDIVISION OF LOT 11 IN OAK LAWN FARMS, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 5) IN COOK COUNTY, ILLINOIS

Dropperty of Cook County Clark's Office

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# **UNOFFICIAL COPY**

**REAL ESTATE TRANSFER TAX** 

09-Oct-2023





192,50 COUNTY: **ILLINOIS:** 385.00 TOTAL: 577.50

24-05-310-011-0000

20231001645187 | 0-416-527-312

Property of Cook County Clerk's Office