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Doc# 2331145061 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/07/2023 11:50 AM PG: 1 OF 3

WARRANTY DEED Statutory (Illinois)

THE GRANTOR, ANR Construction and Development, Inc., an Illinois Corporation, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Isabel Arrieta, a single woman, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 18520 Gottschalk Avenue, Homewood, IL 60430
P.I.N.: 32-06-211-020-0000

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; 2023 general real estate taxes not yet due and payable.

PRO TITLE GROUP, INC.
5140 MAIN STREET
DOWNERS GROVE, IL 60515

[**INTENTIONALLY LEFT BLANK**]

REAL ESTATE TRANSFER TAX

07-Nov-2023



COUNTY: 150.25
ILLINOIS: 300.50
TOTAL: 450.75

32-06-211-020-0000

| 20231001658964 | 0-171-153-360

23/10/10 COOK

PRO TITLE GROUP, INC

Property of Cook County Clerk's Office

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Dated: this 27 day of October 2023.

ANR Construction and Development, Inc.



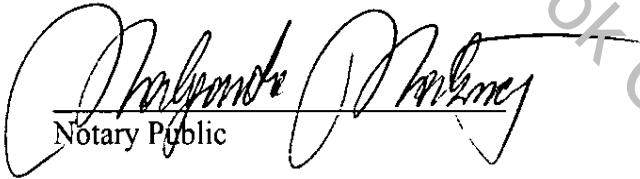
Alexandre Nagorny, President

STATE OF ILLINOIS

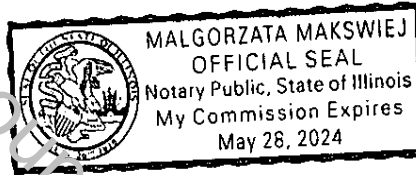
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Alexandre Nagorny ^{AS PRESIDENT OF ANR CONSTRUCTION AND DEVELOPMENT, INC. AND} personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 27th day of October, 2023.



Notary Public



THIS INSTRUMENT

PREPARED BY:

David L. Rudolph, Esq.
Rudolph Kaplan LLC
805 Greenwood St.
Evanston, IL 60201

WHEN RECORDED

RETURN TO:

JOSEPH M. KOSTECK
20527 S. LAGRANGE ROAD
FRANKFORT, IL 60423

SEND FUTURE TAX

BILLS TO:

ISABEL ARRIETA
18520 GOTTSCHALK AVENUE
HOMENOOD, IL 60430

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LEGAL DESCRIPTION "EXHIBIT A"

LEGAL DESCRIPTION: LOT 32 IN BLOCK 11 IN SOUTHGATE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 18520 GOTTSCHALK AVENUE
HOMewood, IL 60430

TAX NUMBER: 32-06-211-020-0000

Property of Cook County Clerk's Office