

# UNOFFICIAL COPY

Doc#: 2336206067 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/28/2023 10:14 AM Pg: 1 of 3

## Warranty Deed

ILLINOIS

Dec ID 20231201602689  
ST/CO Stamp 0-566-757-424 ST Tax \$325.00 CO Tax \$162.50  
City Stamp 1-103-628-336 City Tax: \$3,412.50

OC23015922  
FIDELITY NATIONAL  
TITLE

*Above Space for Recorder's Use Only*

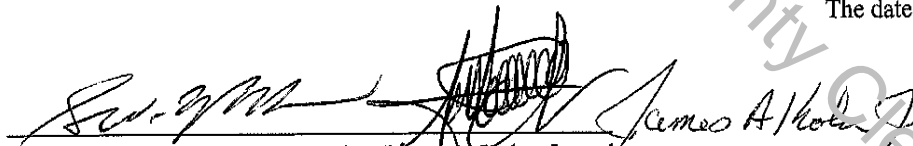
THE GRANTOR(S) S&J Kolar, LLC - By: Su-Yun Kolar; James A. Kolar, Jr. and Seem Group, LLC - By: Antonio Espinoza - Its Authorized Agents of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to(Name and Address of Grantee-s) Dana P. Morales as [Select a Tenancy] of 2400 W. 59th Street, Chicago, Illinois, 60629 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 19-22-126-017-000)

Address(es) of Real Estate: 6649 S KENNETH AVE Chicago Illinois 60629

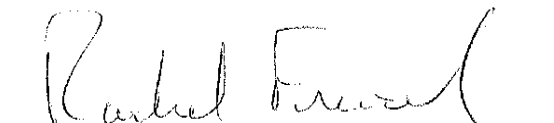
The date of this deed of conveyance is 12/21/2023.

  
S&J Kolar, LLC - By: Su-Yun Kolar; James A. Kolar, Jr. and  
Seem Group, LLC - By: Antonio Espinoza - Its Authorized  
Agents

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that S&J Kolar, LLC - By: Su-Yun Kolar; James A. Kolar, Jr. and Seem Group, LLC - By: Antonio Espinoza - Its Authorized Agents personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 12/21/2023.



  
\_\_\_\_\_  
Notary Public

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

For the premises commonly known as:      6649 S KENNETH AVE  
Chicago, Illinois 60629

**Legal Description:**

LOT 17 IN BLOCK 3 IN THE SUBDIVISION OF THE EAST 1/2 (EXCEPT THE EAST 1/2 OF THE EAST 1/2 AND EXCEPT THE WEST 1/2 OF THE WEST 1/2 THEREOF; ALSO EXCEPT THE SOUTH 33 FEET THEREOF HERETOFORE DEDICATED FOR STREETS) OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

### GRANTEE'S ADDRESS

This instrument was prepared by:	Send subsequent tax bills to:	Mail recorded document to:
<p>Nicholas Frenzel</p> <p>120 W Madison Street, Suite 200- 10 Chicago, IL 60602</p>	<p>Dana P. Morales</p> <p>6649 S. Kenneth Ave. Chicago, IL 60629</p>	<p>Nery Richardson &amp; Konewka LLC</p> <p>4258 W. 63rd St Chicago, IL 60629</p>

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

27-Dec-2023



<b>COUNTY:</b>	162.50
<b>ILLINOIS:</b>	325.00
<b>TOTAL:</b>	487.50

19-22-126-017-0000

| 20231201602689 | 0-566-757-424

**REAL ESTATE TRANSFER TAX**

27-Dec-2023



<b>CHICAGO:</b>	2,437.50
<b>CTA:</b>	975.00
<b>TOTAL:</b>	3,412.50 *

19-22-126-017-0000 | 20231201602689 | 1-103-628-336

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

Property of Cook County Clerk's Office