

UNOFFICIAL COPY

Doc#: 2401033024 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2024 09:20 AM Pg: 1 of 4

WARRANTY DEED

Dec ID 20240101608668
ST/CO Stamp 0-814-213-168 ST Tax \$155.00 CO Tax \$77.50
City Stamp 0-499-836-976 City Tax: \$1,627.50

MAIL RECORDED DEED TO:

Chosen Realty, LLC
3012 HELMSMAN DR.
FAYETTEVILLE, NC 28306

MAIL TAX BILL TO:

Chosen Realty, LLC
3012 HELMSMAN DR.
FAYETTEVILLE, NC 28306

(Reserved for Recorders Use Only)

GRANTOR, 1878 Inc, an Illinois Corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the President and/or Secretary of said Corporation CONVEY and WARRANT to Chosen Realty, LLC of 3349 184th St., Apt. 1B, Homewood, IL. 60430 to have and to hold, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Numbers: 20-27-230-007-0000

Address of Real Estate: 7417 S. Langley Ave., Chicago, IL. 60619

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Fidelity National Title

OC 22005210

183

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DATED this 3 day of Jan, ~~2022~~ 2023

1878 Inc.

[Signature]
Damon Stewart, as authorized signor

STATE OF IL)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Damon Stewart, as authorized signor**, 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 individually acknowledged that he/she signed and delivered the said instrument as his/her 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 3 day of Jan, ~~2022~~ 2023



[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:
Damon Stewart
Attorney at Law
8245 South Vernon
Chicago, Illinois 60619

Property of Cook County Clerk's Office

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EXHIBIT A

Order No.: OC22005210

For APN/Parcel ID(s): 20-27-230-007

For Tax Map ID(s): 20-27-230-007-0000

LOT 18 IN BLOCK 2 IN SUBDIVISION OF THE NORTH HALF OF BLOCK 4, IN BROOKLINE, A SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

05-Jan-2024



COUNTY:	77.50
ILLINOIS:	155.00
TOTAL:	232.50

20-27-230-007-0000

| 20240101608668 | 0-814-213-168

REAL ESTATE TRANSFER TAX

05-Jan-2024



CHICAGO:	1,162.50
CTA:	465.00
TOTAL:	1,627.50 *

20-27-230-007-0000 | 20240101608668 | 0-499-836-976

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

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