

UNOFFICIAL COPY

Doc#: 2401113137 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/11/2024 11:23 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Mail to:

Lazaro Vazquez
3046 W. 41st Place
Chicago, Illinois 60632

Name and Address of Taxpayer:

Lazaro Vazquez
3046 W. 41st Place
Chicago, Illinois 60632

Dec ID 20231201601726
ST/CO Stamp 2-006-276-144 ST Tax \$71.00 CO Tax \$35.50
City Stamp 1-027-233-840 City Tax: \$785.48

RECORDER'S STAMP

THIS INDENTURE, made on the 19 day of December, 2023 by and between **Illinois Land Investment, Inc.**, an Illinois corporation in good standing and duly authorized to transact business under the Laws of the State of Illinois, with address 4751 W. Touhy Ave, Suite 101, Lincolnwood, Illinois (hereinafter "Grantor") and **Lazaro Vazquez**, married, of 3046 W. 41st Place, Chicago, Illinois 60632 (hereinafter "Grantee"),

WITNESSETH, THAT the Grantor, pursuant to proper corporate resolution, and for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the terms of that certain Agreement for Deed dated December 7, 2021, a memorandum of which was recorded with the Cook County Clerk as Document No. 2134733548, does hereby GRANT, BARGAIN, SELL and CONVEY to the Grantee, all of the following described land and the improvements thereon situated in the County of Cook, State of Illinois, more particularly described below and known as: 11917 S. Lafayette Ave, Chicago, IL 60628,

together with all and singular the hereditaments and appurtenances thereto, to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: general real estate taxes for the tax year 2021 and subsequent years; covenants, conditions, restrictions of record; building lines and easements; any matters which would be reflected on an accurate property survey; all property violations; all acts done by or through the Grantee

Property Legal Description:

LOT 140 IN BLOCK 1 IN YOUNG AND CLARKSON'S SECOND ADDITION TO KENSINGTON, BEING A SUBDIVISION OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER AND THE EAST 13.565 FEET OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Permanent Index Number: 25-28-207-007-0000
Property Address: 11917 S. Lafayette Ave, Chicago, IL 60628

Grantor: Illinois Land Investment, Inc.

By: Ba
Brian Urbanowski, President

REAL ESTATE TRANSFER TAX		09-Jan-2024
	CHICAGO:	532.50
	CTA:	213.00
	TOTAL:	745.50
25-28-207-007-0000 20231201601726 1-027-233-840		
* Total does not include any applicable penalty or interest due.		

State of ILLINOIS)
) ss
County of COOK)

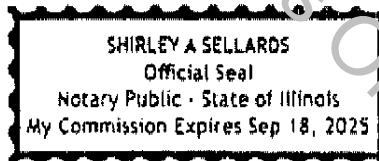
I, Shirley A. Sellards, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT

Brian Urbanowski

who proved to me based upon satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person in his capacity as President of Illinois Land Investment, Inc. and acknowledged that he signed and delivered the said instrument as his free and voluntary act and the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 19 day of December, 2023.

Shirley A. Sellards
Notary Public



REAL ESTATE TRANSFER TAX		09-Jan-2024
	COUNTY:	35.50
	ILLINOIS:	71.00
	TOTAL:	106.50
25-28-207-007-0000 20231201601726 1-006-276-144		

Prepared by:
Mark Brosius
4751 W. Touhy Ave, Ste. 101
Lincolnwood, Illinois 60712

THIS INSTRUMENT FILED FOR RECORD BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED BY THE COUNTY CLERK OR AS TO THE ACCURACY OF THE TITLE.

ALLIANCE TITLE CORPORATION