

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Doc#: 2401706408 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/17/2024 03:20 PM Pg: 1 of 5

Dec ID 20240101613609  
ST/CO Stamp 1-289-167-920 ST Tax \$370.00 CO Tax \$185.00  
City Stamp 0-302-883-888 City Tax: \$3,885.00

THE GRANTOR(s) **M & A Investment Group, LLC, a Delaware Limited Liability Company dba M & A Investment Properties LLC**, of the City of Inglewood, County of \_\_\_\_\_, State of California, 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 Derek M Dwumfug, 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 hereto 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 real estate taxes not due and payable at the time of Closing; 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.

Permanent Real Estate Index Number(s): 20-22-410-027-0000

Address(es) of Real Estate:  
6804 S. Champlain Avenue, Chicago, IL 60637

THIS IS NOT HOMESTEAD PROPERTY

Legal Description:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

The date of this deed of conveyance is July 12, 2023.

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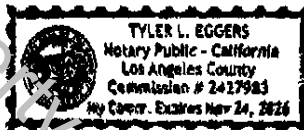
X

(SEAL)

By: Marlene Barba, as Member of **M & A Investment Group, LLC**

State of California, County of Los Angeles SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marlene Barba, as Member of **M & A Investment Group, LLC**, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



Given under my hand and official seal this 12<sup>th</sup>  
Day of July 2023

Tyler L. Eggers  
Notary Public

(My Commission Expires November 24, 2026)

Prepared by:  
Mages & Price LLC  
1110 Lake Cook Road, Suite 385  
Buffalo Grove, IL 60089

Mail to:  
Derek Dwumfu  
5148 Truemper Way Apt. 10  
Fort Wayne, IN 46835  
Name and Address of Taxpayer:

Derek Dwumfu  
6804 S. Champlain Ave  
Chicago, IL 60637

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## Exhibit "A" Legal Description

LOT 3 IN BLOCK 3 IN A.J. HAWHES SOUTH PK. SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

15-Jan-2024



CHICAGO:	2,775.00
CTA:	1,110.00
<b>TOTAL:</b>	<b>3,885.00 *</b>

20-22-410-027-0000 | 20240101613609 | 0-302-883-888

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

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**REAL ESTATE TRANSFER TAX**



15-Jan-2024

COUNTY: 185.00  
ILLINOIS: 370.00  
TOTAL: 555.00

20-22-410-027-0000

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