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1 of 1

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Doc#. 2401933347 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2024 02:21 PM Pg: 1 of 5

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR:

RESURGENT PROPERTIES, LLC

an Illinois limited liability company,

of the City of Chicago,

State of Illinois, for and in

Consideration of Ten and

no/100 Dollars (\$10.00) in

hand paid, and other good

and valuable consideration,

CONVEYS and WARRANTS to

ALISSA WOLFF,

3130 N. Bernard Street Unit 2, Chicago, Illinois 60618

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

STREET ADDRESS: 5940 West Ciddings Street, Chicago, Illinois 60630

PIN: 13-17-200-014-0000

Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2023 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, forever.

DATED THIS 6th DAY OF JANUARY, 2024.

RESURGENT PROPERTIES, LLC

By: 

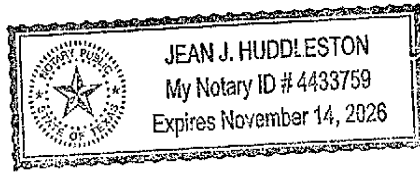
NICHOLAS MARTINEZ, Manager

Acuity Title
5215 Old Orchard Rd.
*****Suite 440*****
Skokie, IL 60077

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State of Texas, County of Dallas ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NICHOLAS MARTINEZ, Manager, RESURGENT PROPERTIES, LLC, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 14 day of January, 2024.


NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

Send Subsequent Tax Bills To:

Alissa M Wolf
5940 W Giddings St.
Chicago IL
60630

Alissa M Wolf
5940 West Giddings St.
Chicago, IL
60630

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Acuity Title Company, LLC
5215 Old Orchard Road, Suite 440
Skokie, IL 60077
Phone: (847)257-8000 | Fax: (847)296-7890

Commitment for Title Insurance
Illinois – 2021 v.01.00 (07-01-2021)

EXHIBIT A

**Address Given: 5940 West Giddings Street
Chicago, IL 60630**

Permanent Index No.: 13-17-200-014-0000

The land referred to in this commitment is described as follows:

THE WEST 32.96 FEET OF THE EAST 1/2 OF LOT 7 IN LAWRENCE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Advocus National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50128017 (6-7-22)



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REAL ESTATE TRANSFER TAX	17-Jan-2024
CHICAGO:	3,975.00
CTA:	1,590.00
TOTAL:	5,565.00 *





13-17-200-014-0000 | 20240101612456 | 0-800-777-264

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

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REAL ESTATE TRANSFER TAX		17-Jan-2024
	COUNTY:	265.00
	ILLINOIS:	530.00
	TOTAL:	795.00
13-17-200-014-0000		20240101612456
		0-128-377-904