

# UNOFFICIAL COPY

**GIT**

4107858865 1/2  
**WARRANTY DEED**  
ILLINOIS - CORPORATION GRANTOR

Doc#: 2402513121 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/25/2024 10:33 AM Pg: 1 of 2

Dec ID 20240101617836  
ST/CO Stamp 0-519-982-128 ST Tax \$635.00 CO Tax \$317.50  
City Stamp 0-390-722-608 City Tax: \$6,667.50

THE GRANTOR,

**Tall City, Inc., an Illinois Corporation** for and in consideration of Ten and No/100 Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto:

CHICAGO FILM SUPPLIES LLC, An Illinois Limited Liability Company

the following described real estate situated in the County of **Cook** in the State of **Illinois**, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO**

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 and to covenants, conditions and restrictions of record.

(Above Space for Recorder's Use Only)

Permanent Real Estate Index Number: **16-13-320-015-0000 and 16-13-320-016-0000**  
Address of Real Estate: **3100-02 WEST FILLMORE, CHICAGO, IL 60612**

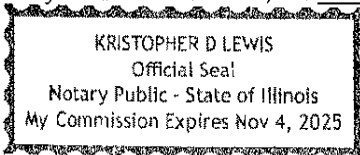
IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hands and seals this 12 day of January, 2024.

Sean Harvey  
TALL CITY, INC.  
By: Sean Harvey, President

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Sean Harven, President**, personally known to me to be the same person whose names 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 12 day of January, 2024.



Kristopher D Lewis  
Notary Public

This instrument was prepared by: Steven D. Schroeder, 134 N. LaSalle St., Ste 2100, Chicago, IL 60603 (312) 781-9408

MAIL TO:  
Dave Schwenker  
901 W ENDING AVE #10  
ITASKA, IL 60143

SEND SUBSEQUENT TAX BILLS TO:  
CHICAGO FILM SUPPLIES  
3100 W FILLMORE  
CHICAGO, IL 60612


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## LEGAL DESCRIPTION

PARCEL 1: LOT 49 IN BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARCEL 2: LOT 50 IN THE SUBDIVISION OF BLOCK 6 IN PIPER'S SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX		24-Jan-2024
	<b>CHICAGO:</b>	4,762.50
	<b>CTA:</b>	1,905.00
	<b>TOTAL:</b>	6,667.50 *

16-13-320-016-0000 | 20240101617836 | 0-390-722-608

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

REAL ESTATE TRANSFER TAX		24-Jan-2024
	<b>COUNTY:</b>	317.50
	<b>ILLINOIS:</b>	635.00
	<b>TOTAL:</b>	952.50

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