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2402522016D

This Instrument Prepared by:
National Signing Solutions, Inc.
c/o Attorney Margaret C. Daun
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Doc# 2402522016 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/25/2024 10:34 AM PG: 1 OF 4

Return To After Recording:

Vantage Point Title, Inc.
18167 U.S. Highway 19 N., Floor 3
Clearwater, FL 33764
Reference No. D-1L922095

Mail Tax Statements To:

Wagner Francois Manzo
6962 North Seeley Avenue
Chicago, IL 60645

Property Tax ID#: 11-31-116-009-0000

WARRANTY DEED

THE GRANTOR, DISTRESSED ASSET BUYERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of 63223 Memorial Hwy, Building D, Suite 121, Tampa, FL 33615, for and in consideration of the sum of SIX HUNDRED NINETY THOUSAND AND 00/100 DOLLARS (\$690,000.00) and other good and valuable considerations, in hand paid, **CONVEY AND WARRANT** to, **WAGNER FRANCOIS MANZO AND MONICA MANZO, HUSBAND AND WIFE**, of 6962 North Seeley Avenue, Chicago, IL 60645, all interest in the following described real estate, to-wit:


SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.



Being all of the same Property conveyed to Grantor by virtue of a Deed recorded 12/16/2019 among the Official Property Records of Cook County, Illinois as Instrument 1935006072.

Situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; General real estate taxes not due and payable at the time of closing; building lines and easements, if any, provided they do not interfere with the current use and enjoy.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

REAL ESTATE TRANSFER TAX	25-Jan-2024
	
CHICAGO:	5,175.00
CTA:	2,070.00
TOTAL:	7,245.00 *

REAL ESTATE TRANSFER TAX	25-Jan-2024
 	
COUNTY:	345.00
ILLINOIS:	690.00
TOTAL:	1,035.00

11-31-116-009-0000 | 20240101620214 | 0-720-964-656

11-31-116-009-0000 | 20240101620214 | 1-341-590-576

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

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IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 19 day of January, 2024.

Distressed Asset Buyers, LLC, a Delaware limited liability company

By: [Signature]

Name: Frances Hughes

Title: Manager

STATE OF Florida
COUNTY OF Hillsborough

This instrument was acknowledged before me on 19th day of January 2024 (date) by Frances Hughes as manager, of Distressed Asset Buyers, LLC, a Delaware limited liability company.

Ilia Cristina Fernandez
Notary Public
Printed Name: Ilia Cristina Fernandez
My Commission expires 9/14/27



MUNICIPAL TRANSFER STAMP (If Required) Cook COUNTY ILLINOIS TRANSFER STAMP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

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EXHIBIT "A"

The following described real estate situated in the County of Cook, state of Illinois, to wit:

Lot 17 (Except the West 240 Feet thereof) in Block 1 in Keeneys Addition to Rogers Park, a subdivision of a part of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

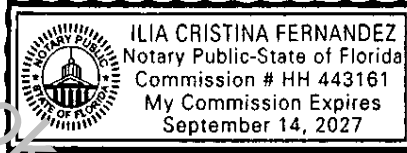
Dated January 19, 2024

Signature: [Signature]
Grantor or Agent: Francis Hughes as manager

Subscribed and sworn to before me

By the said manager
This 19, day of January, 2024

Ilia Cristina Fernandez
Notary Public
My commission expires: 9/14/2027



The Grantee or her/his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

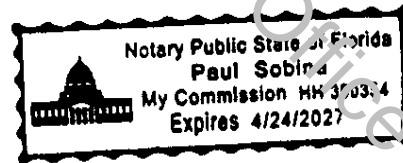
Dated January 23, 2024

Signature: [Signature]
Grantee, or Agent: Kraig Kircher

Subscribed and sworn to before me

By the said Kraig Kircher
This 23, day of January, 2024

[Signature]
Notary Public Paul Sobina
My commission expires: 4-24-2027



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)