## **UNOFFICIAL CC**

## 1027538 lax1 WARRANTY DEED

Limited Liability Company to Individual

This agreement, made this 12th day of January, 2024, between Bigger Picture Realty, LLC - 7137 S. Winchester Ave. Series, a Limited Liability Company of 4603 Periwinkle Dr, Mansfield, TX, 760630, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact Jusiness in the State of Illinois, party of the first part, and Fernando Lor ez Torres and Norma L. Lopez- Jauregui husband and wife of 5926 South Talinan Chicago, IL 60629, as tenants by the entirety,

Doc#. 2402913221 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 01/29/2024 01:53 PM Pg: 1 of 3

Dec ID 20240101620372 ST/CO Stamp 1-204-038-704 ST Tax \$91.00 CO Tax \$45.50 City Stamp 2-014-751-792 City Tax: \$955.50

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is ackr. wledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

See Attached Exhibit A.

COMMONLY KNOWN AS: 7137 South Winchester Avenue, Chicago, IL 60636

PIN: 20-30-201-019-0000

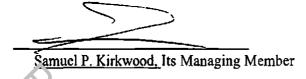
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2023 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, tide, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

## UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member, the day and year first above written.

Bigger Picture Realty,	LLC-	7137 S.	Winchester	Ave. Se	ries
------------------------	------	---------	------------	---------	------



I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Samuel P. Kirkwood, personally known to me to be the Managing Member of Bigger Picture Realty, LLC - 7137 S. Winchester Ave. Series, an Illinois Limited Liability Company, and personally known to me to be the same persons whose names are subscribed to the foregoing Managing Member, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of the Use and Columbia and June 19 and Columbia and June 19 and Columbia and Corporation, for the Use and purposes therein set forth.

Agricultural and and official seal, this 9 day of Tanacry , 20 24

This instrument prepared by:

MAIL TO:

59210 S. Talmoun

Recorder's Office Box No.

SEND SUBSEQUENT TAX BILLS TO:

REAL ESTATE TRANSFER TAX		29-Jan-2024
	CHICAGO:	682.50
	CTA:	273.00
	TOTAL:	955.50 *

20-30-201-019-0000 20240101620372 2-014-751-792

REAL ESTATE TRANSFER TAX		29-Jan-2024		
-			COUNTY:	45.50
	Market 1		ILLINOIS:	91.00
			TOTAL:	136.50
-	20-30-201-	019-0000	20240101620372	1-204-038-704

<sup>\*</sup> Total does not include any applicable penalty or interest due.

## **UNOFFICIAL COPY**

PIN: 20-30-201-019-0000

LOT 39 IN BLOCK 1 IN B.F. JACOB'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTH EAST QUARTER (EXCEPT THE SOUTH 627 FEET THEREOF) IN SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office

Legal Description LTS-1027538-FW/35