

# UNOFFICIAL COPY

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## WARRANTY DEED

Limited Liability Company to Individual

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

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 business in the State of Illinois, party of the first part, and Fernando Lopez Torres and Norma L. Lopez- Jauregui, husband and wife of 5926 South Talman, Chicago, IL 60629, as tenants by the entirety,

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 acknowledged, 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 60629

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.



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**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 Clerk's Office