UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Mail to:

Humberto Rodriguez 6918 S. Justine St, 1st Fl Chicago, Illinois 60636

Name and Address of Taxpayer: Humberto Rodriguez 6918 S. Justine St, 1st Fl Chicago, Illineis 60636 Doc#. 2407220215 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/12/2024 11:35 AM Pg: 1 of 2

Dec ID 20240201642340 ST/Co Stamp 1-707-289-136 ST Tax S75.00 CO Tax S37.50 City Stamp 0-633-547-312 City Tax S827.40

RECORDER'S STAMP

THIS INDENTURE, made on the // day of February, 2024 by and between Illinois Land Investment, Inc., an Illinois emporation in good standing and duly authorized to transact business under the Laws of the State of Illinois, with address 4751 W. Touhy Ave, Suite 101, Lincolnwood, Illinois (hereinafter "Grantor") and Humberto Rodriguez, unmarried, and Jesus Ceballos Soto, unmarried, both of 60.18 S. Justine St., 1st Fl., Chicago, Illinois 60636 (hereinafter "Grantee"),

WITNESSETH, THAT the Grantor, pursuant to proper corporate resolution, and for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to the terms of that certain Agreement for Deed dated January 28, 2020, a memorandum of which was recorded with the Cook County Recorder of Deeds as Document No. 2002945089, does hereby GRANT, BARGAIN, SELL and CONVEY to the Grantee, as Joint Tenants, all of the following described land and the improvements thereon situated in the County of Cook, State of Minois, more particularly described below and known as: 6918 S. Justine St. Chicago, Illinois o0636,

together with all and singular the hereditaments and appurtenances thereto, to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: general real estate taxes for the tax year 2023 and subsequent years; covenants, conditions, restrictions of record; building lines and easements; any matters which would be reflected on an accurate property survey; all acts done by or through the Grantee

Property Legal Description:

LOT 44 IN BLOCK 4 IN MARSTON AND AUGURS SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 20-20-316-028-0000

Property Address: 6918 S. Justine St, Chicago, Illinois 60636

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THIS INSTRUMENT FILED FOR RECORD.
BY ALLIANCE TITLE CORPORATION AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO IT'S EXECUTION OR AS TO THE ...FFECT UPON TITLE,

Grantor:

Illinois Land Investment, Inc.

ALLIANCE TITLE CORPORATION.

Ву:	
Brian Urbanowski, President	
State o TLLINOIS) ss	
County of Ook	
I, Shirley A. Sellaros in the State aforesaid, OO HEREBY CERTIFY THAT	, a Notary Public in and for said County,

Brian Urbanowski

who proved to me based upon satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person in his capacity as President of Illinois Land Investment, Inc. and acknowledged that he signed and delivered the said instrument as his free and voluntary act and the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

Given under my hand and notarial scal this 16 day of 4 Lourny . 2024.

Muly a. Sellardo

SHIRLEY A SELLARIO Official Seal Notary Public - State of Illinois My Commission Expires Sep 18, 2023

REAL ESTATE	TRANSFER TA	ux.	96-Mar-2624
	77.24	COUNTY	37.50
	\$ 3.7 m	ILLINOIS	75 00
Ties View	160,11	TOTAL:	312,5ft
20-20-316-0	28-0000	20240201642340	1-707-289-136

Prepared by:	
Mark Brosius	
4751 W. Touliy Ave, Stc. I	0 !
Lincolnwood, Illinois 6071	2

REAL ESTATE TRANSFER TAX		05-Mar-2024
84 F 34	CHICAGO:	552.50
	CTA:	225.00
273	TOTAL:	787.50
	A \$ 000 tono to 100 to	3 A AAA F 15 A 10

20-20-316-028-3000 | 20240201642340 | 0-633-547-312

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