

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2408824340 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/28/2024 2:22 PM Pg: 1 of 3

Dec ID 20240101617653
ST/Co Stamp 0-963-024-432 ST Tax \$525.00 CO Tax \$262.50
City Stamp 1-255-953-968 City Tax \$5,512.50

THIS INSTRUMENT WAS PREPARED BY:



**REAL
LAW GROUP**

THE GRANTOR, COTTAGE CORNER LLC, AN ILLINOIS LIABILITY COMPANY, of the City of Chicago, in the County of Cook, in the state of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, convey(s) and warrant(s) to THE GRANTEE, TALL'S ESTATES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of the City of South Holland, in the County of Cook, in the state of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 18 AND 19 IN BLOCK 56 IN S. E. CROSS' THIRD ADDITION TO DAUPHIN PARK, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

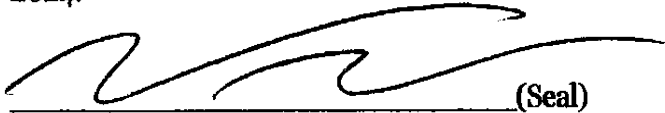
PIN NUMBER(S): 25-03-411-030-0000
ADDRESS: 9200 South Cottage Grove Avenue, Chicago, IL 60619

OC 23027042

Fidelity National Title

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 5th day of February, 2024.


(Seal)

Cottage Corner LLC, an Illinois Liability Company
By: Vincent Anthony Incopero as its agent

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT VINCENT ANTHONY INCOPERO** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a 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 notarial seal, this 5th day of February, 2024.


Notary Public



THIS INSTRUMENT WAS PREPARED BY:



Vincent Anthony Incopero, Esq.
381 North York Street, Suite 1
Elmhurst, IL 60126

File #: OC22027042

GRANTEE'S ADDRESS &

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Tall's Estates LLC, an Illinois Limited Liability Company
~~9200 South Cottage Grove Avenue~~
~~Chicago, Illinois 60619~~
16520 Greenwood Ave
South Holland IL 60473

Tall's Estates LLC, an Illinois Limited Liability Company
~~9200 South Cottage Grove Avenue~~
~~Chicago, Illinois 60619~~
16520 Greenwood Ave
South Holland IL 60473

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

28-Mar-2024



COUNTY:	262.50
ILLINOIS:	525.00
TOTAL:	787.50

25-03-411-030-0000

| 20240101617653 | 0-963-024-432

REAL ESTATE TRANSFER TAX

28-Mar-2024



CHICAGO:	3,937.50
CTA:	1,575.00
TOTAL:	5,512.50 *

25-03-411-030-0000 | 20240101617653 | 1-255-953-968

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

Property of Cook County Clerk's Office