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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

Doc#: 2409214178 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/1/2024 10:05 AM Pg: 1 of 3

Dec ID 20240301657133

ST/Co Stamp 0-486-008-368 ST Tax \$175.00 CO Tax \$87.50

City Stamp 2-002-085-424 City Tax \$1,837.50

THE GRANTOR, Ironwood Finance Inc., A Corporation created and existing under and by virtue of the laws of the State of Texas and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Juan Carchi and Luis Carchi, not as tenants in common, but as joint tenants, (**GRANTEE'S ADDRESS**) 2311 N. Tripp Avenue, Chicago, Illinois 60639 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Texas, to wit:

LOTS 43 AND 44 IN BUTLER LOWRY'S WEST 48TH STREET ADDITION, BEING A SUBDIVISION OF PARTS OF BLOCKS 9 AND 10 IN FARRINGTON AND SCRANTON'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF BARRY POINT ROAD, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Permanent Real Estate Index Number(s): 16-15-312-040-0000

Address(es) of Real Estate: 927 S. Cicero Avenue, Chicago, Illinois 60644

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Sole President and CEO this 6 day of March, 2024.

Ironwood Finance Inc.

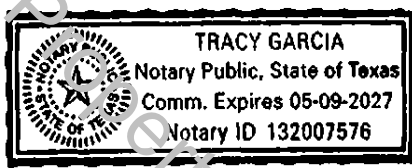
By: X 
Kevin Donahue, President & CEO

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Kevin Donahue, personally known to me to be the President & CEO of the Ironwood Finance Inc., and personally known to me to be the President & CEO of said corporation, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Kevin Donahue signed 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 said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6 day of March, 2024



Tracy Garcia (Notary Public)

Prepared By: Robert A. Cheely and Associates
6446 W. Cermak
Berwyn, Illinois 60402

Mail To:
JUAN CARCHI & LUIS CARCHI
927 S. CICEZO AVE
CHICAGO, IL 60644

Name & Address of Taxpayer:
JUAN CARCHI & LUIS CARCHI
927 S. CICEZO AVE
CHICAGO, IL 60644

CLERK OF COOK COUNTY Clerk's Office

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16-15-312-040-0000

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Property of Cook County Clerk's Office