

UNOFFICIAL COPY

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WARRANTY DEED

This agreement, made this 28 day of March, 2024, between George P Properties, LLC a company 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 Joseph L. Vargas, a married person, of Buckhead ~~Atlanta~~, Georgia

Doc# 2410814443 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/17/2024 2:56 PM
PAGE: 1 OF 5

NA

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:

COMMONLY KNOWN AS: 3513 North Sheffield Avenue, Chicago, IL 60657

PIN: 14-20-404-046-0000 - 14-20-404-039-1003

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 2024 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.

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

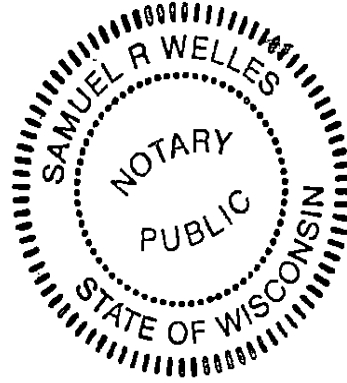
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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Managing Member, the day and year first above written.

George P Properties, LLC
Name of Company

By: [Signature]
Its Managing Member



STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that , Patrick Cullen, personally known to me to be the Managing Member of, George P Properties, LLC, an Illinois company, and 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 severally acknowledged that as such Managing Member, he signed, sealed and delivered the said instrument and caused the company seal of said company to be affixed thereto, pursuant to authority, and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of March, 20 24

Commission expires Sept 6th, 20 27, [Signature]
NOTARY PUBLIC

This instrument prepared by :

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Joseph L Vargas
1061 White Oak Way [Arrow]
Buckhead, GA 30625

Joseph L. Vargas
1061 White Oak Way
Buckhead, GA 30625

Recorder's Office Box No. _____

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LEGAL DESCRIPTION

LOT 19 IN BLOCK 1 IN CANNELL'S SHEFFIELD AVENUE ADDITION A SUBDIVISION OF PART OF LOT 1 OF CIRCUIT COURT PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14-20-404-046-0000 (A)

14-20-404-039-1003

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

16-Apr-2024



CHICAGO:

12,000.00

CTA:

4,800.00

TOTAL:

16,800.00 *

14-20-404-039-1003 | 20240401678196 | 0-446-398-768

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

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REAL ESTATE TRANSFER TAX

16-Apr-2024



COUNTY:	800.00
ILLINOIS:	1,600.00
TOTAL:	2,400.00

14-20-404-039-1003

| 20240401678196

| 0-059-670-832