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Doc#: 2410820254 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/17/2024 2:04 PM Pg: 1 of 4

Dec ID 20240401677522
ST/Co Stamp 0-900-300-336 ST Tax \$52.00 CO Tax \$26.00
City Stamp 1-135-410-736 City Tax \$546.00

WARRANTY DEED-ILLINOIS STATUTORY

GRANTORS, AZRAN INVESTMENT NO 2, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS TO YOLANDA SANDOVAL, of the city of Chicago, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

PIN: 20-20-221-011-0000

CKA: 6527 SOUTH SANGAMON STREET, CHICAGO, IL 60621.

Which, with the properties herein described, is referred to herein as the "Premises."
Non-homestead property

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 2nd day of April, 2024.

AZRAN INVESTMENT NO 2, LLC

BY: 

David Azran, Manager

FIDELITY NATIONAL TITLE

Chat 004698

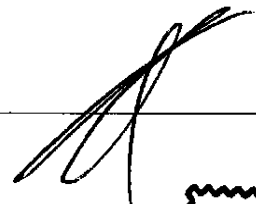
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6527 S SANGAMON/DEED AZRAN INVESTMENT TO SANDOVAL (PAGE 2)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said Republic and City, CERTIFY THAT the above signed, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

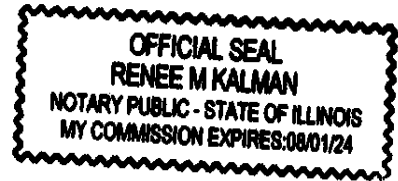
Given under my hand and official seal, this 2nd day of April, 2024.



(Notary Public)

MAIL TO:

Yolanda Sandoval
2015 W. 52 St.
CHICAGO, IL 60609



SEND SUBSEQUENT TAX BILLS TO:

Yolanda Sandoval
2015 W. 52nd St
CHICAGO, IL 60609

Prepared by: Law Offices of Renee Meltzer Kalman, P.C., 100 N. LaSalle Street, Ste 1605, Chicago, IL 60602.

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EXHIBIT "A" Legal Description

LOT 134 IN HART AND FRANK'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF
~~THE NORTHEAST 1/4 OF~~ THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN
LAND TITLE
ASSOCIATION



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REAL ESTATE TRANSFER TAX

15-Apr-2024



COUNTY:	26.00
ILLINOIS:	52.00
TOTAL:	78.00

20-20-221-011-0000

| 20240401677522 | 0-900-300-336

REAL ESTATE TRANSFER TAX

15-Apr-2024



CHICAGO:	390.00
CTA:	156.00
TOTAL:	546.00 *

20-20-221-011-0000

| 20240401677522

| 1-135-410-736

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

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