

UNOFFICIAL COPY

Doc#: 2412420373 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/3/2024 3:49 PM Pg: 1 of 3

Dec ID 20240401690503

ST/Co Stamp 0-908-290-352 ST Tax \$705.00 CO Tax \$352.50

City Stamp 1-135-503-664 City Tax \$7,402.50

2/4 DC24006486
FIDELITY NATIONAL TITLE

WARRANTY DEED ILLINOIS STATUTORY

(Tenants by the Entirety)

THE GRANTOR, UNITED VISION INVESTMENT, LLC, an Illinois limited liability company having a primary business address of 5202 S. Ingleside, Unit 1-S, Chicago, Illinois 60615, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to LUCAS ANDRES GIOJA AND MARIA JIMENA RIVERO, husband and wife and currently residing at 2656 Hartland Ct., Chicago, Illinois 60614, not as tenants in common nor as joint tenants but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 41 (EXCEPT THE WEST 5 FEET THEREOF) AND THE WEST 10 FEET OF LOT 42 IN BLOCK 19 IN ELDREDS RESUBDIVISION OF BLOCKS 1, 6, 7, 9 TO 26 AND 31 IN VILLAGE OF JEFFERSON, IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; act done by or suffered through Buyer; 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.

TO HAVE AND TO HOLD said premises not as tenants in common nor as joint tenants but as tenants by the entirety, forever.

Permanent Real Estate Index Number(s): 13-09-408-034-0000

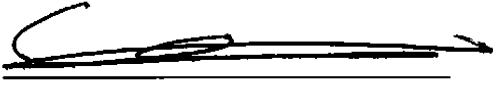
Address(es) of Real Estate: 5118 W WINNEMAC AVE, CHICAGO, ILLINOIS, 60630

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Dated: April 30, 2024

UNITED VISION INVESTMENT, LLC,
an Illinois limited liability company



Kazuhisa Nomura, its authorized Manager

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KAZUHISA NOMURA, 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 30th day of APRIL, 20 24.



Katie King (Notary Public)

Prepared by:
Jeffrey D. Woods, Esq.
1150 Wilmette Ave., Suite 2
Wilmette, Illinois 60091

Mail to:
Law Office of Judy DeAngelis
767 Walton Lane
Grayslake IL 60030

Name and Address of Taxpayer:
Lucas Andres Gioja and Maria Jimena Rivero
5118 W Winnemac
Chicago IL 60630

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

02-May-2024



COUNTY:	352.50
ILLINOIS:	705.00
TOTAL:	1,057.50

13-09-408-034-0000

| 20240401690503 | 0-908-290-352

REAL ESTATE TRANSFER TAX

02-May-2024



CHICAGO:	5,287.50
CTA:	2,115.00
TOTAL:	7,402.50 *

13-09-408-034-0000 | 20240401690503 | 1-135-503-664

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

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