

UNOFFICIAL COPY

Doc#: 2414224394 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/21/2024 2:40 PM Pg: 1 of 3

Dec ID 20240501606574
ST/Co Stamp 1-461-527-856 ST Tax \$860.00 CO Tax \$430.00
City Stamp 1-343-038-768 City Tax \$9,030.00

Warranty Deed

ILLINOIS

FIDELITY NATIONAL TITLE CH24004141

Above Space for Recorder's Use Only

THE GRANTOR(S) Lucia Castro, a single woman, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00 100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to 944 N. Damen LLC, an Illinois Limited Liability Company of 3501 N Southport Ave #345, Chicago, Illinois, 60657, the following, described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof .)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 17-06-319-039-0000

Address(es) of Real Estate: 944 N Damen Ave Chicago Illinois 60622

This property is not homestead as to the Grantor(s).

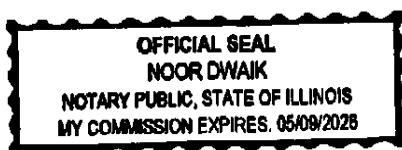
The date of this deed of conveyance is dated this 14 day of May, 2024.



Lucia Castro

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lucia Castro personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 dated this 14 day of May, 2024.





Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 944 N Damen Ave
Chicago, Illinois 60622

Legal Description:

LOT 6 (EXCEPT THE NORTH 8 FEET) AND THE NORTH 12 FEET OF LOT 7 IN SUBDIVISION OF NORTH 1/2 OF BLOCK 9 IN SUFFERN'S SUBDIVISION OF SOUTH WEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

GRANTEE'S ADDRESS

<p>This instrument was prepared by: Amro Shamaileh, Esq. Dreyfus Law Group 2040 N. Harlem Avenue Elmwood Park, IL 60707 Tel: 773.327.3474</p>	<p>Send subsequent tax bills to: <u>944 N. Damen LLC</u> <u>3501 N. Southport Ave</u> <u>Unit # 345</u> <u>Chicago IL 60657</u></p>	<p>Mail recorded document to: <u>Matthew Moses</u> <u>15W030 N. Frontage Rd. #100</u> <u>Burr Ridge, IL 60527</u></p>
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UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX** 20-May-2024

COUNTY:	430.00
ILLINOIS:	860.00
TOTAL:	1,290.00

17-06-319-039-0000

| 20240501606574 | 1-461-527-856

REAL ESTATE TRANSFER TAX 20-May-2024

CHICAGO:	6,450.00
CTA:	2,580.00
TOTAL:	9,030.00 *

17-06-319-039-0000 | 20240501606574 | 1-343-038-768

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

Property of Cook County Clerk's Office