

UNOFFICIAL COPY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:



Doc#: 2415120105 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/30/2024 9:42 AM Pg: 1 of 3

Dec ID 20240401686121

ST/Co Stamp 1-845-974-320 ST Tax \$97.00 CO Tax \$48.50

City Stamp 1-309-103-408 City Tax \$1,018.50

THE GRANTOR(S), CAPITAL CITY OFFER INC., AN ILLINOIS CORPORATION, of the City of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, hereby convey(s) and warrant(s) to THE GRANTEE(S), HOME GEMS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of the City of Chicago, in the County of Cook, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 45 (EXCEPT THE EAST 20 FEET THEREOF) AND ALL OF LOT 44 AND LOT 43 (EXCEPT THE WEST 12 FEET THEREOF) IN BLOCK 12, IN MITCHELL'S ADDITION TO CLARKDALE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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 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.


PIN NUMBER(S): 19-35-413-043-0000, 19-35-413-081-0000, 19-35-413-082-0000
ADDRESS: 3408, 3410 West 85th Street, Chicago, IL 60652
and 3414

111
0024005906

FIDELITY NATIONAL TITLE

UNOFFICIAL COPY

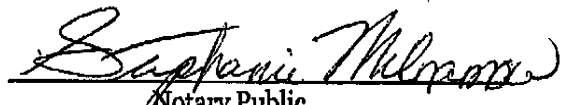
IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 29th day of April, 2024.


(Seal)
CAPITAL CITY OFFER INC., AN ILLINOIS CORPORATION
BY: VINCENT ANTHONY INCOPERO AS ITS AGENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT VINCENT ANTHONY INCOPERO**, personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a 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 notarial seal, this 29th day of April, 2024.


Notary Public

THIS INSTRUMENT WAS PREPARED BY:



Vincent Anthony Incopero
381 North York Street, Suite 1
Elmhurst, IL 60126

Telephone: (630) 299-7600
Facsimile: (630) 299-4579
E-mail: info@reallawgroup.com
Website: <https://www.reallawgroup.com>



File #: OC24005906

Grantees Address!
MAIL TO:

Home Gems LLC, an Illinois Limited Liability Company
~~3410 West 85th Street~~ *3682 W. 82nd Pl*
~~Chicago, IL 60652~~ *CHICAGO IL 60652*

SEND SUBSEQUENT TAX BILLS TO:

Home Gems LLC, an Illinois Limited Liability Company
~~3410 West 85th Street~~ *3682 W. 82nd Pl*
~~Chicago, Illinois 60652~~ *CHICAGO IL 60652*

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REAL ESTATE TRANSFER TAX

30-May-2024



COUNTY:	48.50
ILLINOIS:	97.00
TOTAL:	145.50

19-35-413-043-0000

| 20240401686121 | 1-845-974-320

REAL ESTATE TRANSFER TAX

30-May-2024



CHICAGO:	727.50
CTA:	291.00
TOTAL:	1,018.50 *

19-35-413-043-0000 | 20240401686121 | 1-309-103-408

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

Property of Cook County Clerk's Office