

102793 10x1
Warranty DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY

Doc#: 2415528010 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/3/2024 9:08 AM Pg: 1 of 3

Dec ID 20240101619680
ST/Co Stamp 1-134-216-496 ST Tax \$72.00 CO Tax \$36.00
City Stamp 0-590-292-272 City Tax \$756.00

MAIL TO:

Jonathan Womack
1395-B Main St. #C
Crete, IL 60417

NAME AND ADDRESS OF TAXPAYER:

Luxury Flippers, L.L.C.
9133 S. Colfax Ave
Chicago, IL 60617

Above Space for Recorder's use only

THE GRANTOR, **6005 RACINE LLC**, an Illinois limited liability company, for and in consideration of Ten DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to THE GRANTEE, **LUXURY FLIPPERS, L.L.C.**, an Illinois limited liability company, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEROF

hereby releasing and waiving all rights under virtue of the Homestead Exemption Laws of the State of Illinois.

PERMANENT INDEX NUMBER: 26-06-304-011-0000

PROPERTY ADDRESS: 9133 South Colfax Avenue, Chicago, IL 60617

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.

[SIGNATURE PAGE TO FOLLOW]

REAL ESTATE TRANSFER TAX 17-May-2024



CHICAGO: 540.00
CTA: 216.00
TOTAL: 756.00 *

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

REAL ESTATE TRANSFER TAX 17-May-2024



COUNTY: 36.00
ILLINOIS: 72.00
TOTAL: 108.00

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IN WITNESS WHEREOF, said GRANTOR has executed this WARRANTY deed on

this 24 day of January, 2024

Darko Jelovac

6005 RACINE LLC

by: Darko Jelovac

its: duly authorized signatory

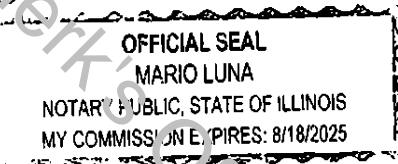
STATE OF IL
County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certifies that **DARKO JELOVAC** known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 24 day of Jan, 2024

[Signature]

Notary Public



PREPARED BY: KMR Law Group | 333 S. Wabash Avenue, Suite 2700, Chicago, IL 60604

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26-06-304-011-0000

LOT 28 IN BLOCK 78 IN RESUBDIVISION OF THAT PORTION FRACTIONAL SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 NORTH OF THE INDIAN BOUNDARY LINE COMMENCING AT A POINT ON THE WEST LINE OF MARQUETTE AVENUE 155 FEET NORTH OF THE NORTH LINE OF EAST 92ND STREET THENCE WEST TO THE EAST LINE OF SAGINAW AVENUE THENCE NORTH ALONG THE EAST LINE OF SAGINAW AVENUE TO THE SOUTH LINE OF EAST 91ST STREET TO THE SOUTH WESTERLY LINE OF ANTHONY AVENUE; THENCE SOUTH EASTERLY ALONG THE SOUTHWEST LINE OF ANTHONY AVENUE TO THE WEST LINE OF MARQUETTE AVENUE; THENCE SOUTH ALONG THE WEST LINE OF MARQUETTE AVENUE TO THE PLACE OF BEGINNING, ALSO COMMENCING AT A POINT ON THE WEST LINE OF SAGINAW AVENUE 155 FEET NORTH OF THE NORTH LINE OF EAST 92ND STREET; THENCE WEST TO THE EAST LINE OF COLFAX AVENUE THENCE NORTH ALONG THE EAST LINE OF COLFAX AVENUE TO THE SOUTH LINE OF EAST 91ST STREET THENCE EAST ALONG THE SOUTH LINE OF EAST 91ST STREET THE WEST LINE OF SAGINAW AVENUE THENCE SOUTH ALONG THE WEST LINE OF SAGINAW AVENUE TO THE PLACE OF BEGINNING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.