

UNOFFICIAL COPY

Warranty Deed
ILLINOIS

Doc#: 2418023133 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/28/2024 11:31 AM Pg: 1 of 3

Dec ID 20240601641969
ST/Co Stamp 1-425-285-936 ST Tax \$400.00 CO Tax \$200.00
City Stamp 1-072-243-504 City Tax \$4,200.00

FIDELITY NATIONAL TITLE
0624007071

Above Space for Recorder's Use Only

THE GRANTOR(S) V&T Investment Corporation by Tam Huynh its Authorized Agent and S & J Kolar, LLC by Su-Yun Kolar and James A. Kolar, Jr. its Authorized Agents, 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 (Name and Address of Grantee-s) Carla Cortes and Carlos Cortes and Sergio Cortes as Joint tenants of 2543 NORTH MASON AVENUE (Chicago, Illinois, 60633) 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 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 13-32-416-015-0200

Address(es) of Real Estate: 1656 N. Parkside Ave. Chicago Illinois 60639

The date of this deed of conveyance is 06/12/2024.

V&T Investment Corporation by Tam Huynh its Authorized Agent

S & J Kolar, LLC by Su-Yun Kolar and James A. Kolar, Jr. its Authorized Agents

State of Illinois, County of Cook, I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that V&T Investment Corporation by Tam Huynh its Authorized Agent and S & J Kolar, LLC by Su-Yun Kolar and James A. Kolar, Jr. its Authorized Agents 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 06/12/2024.

Notary Public

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LEGAL DESCRIPTION


For the premises commonly known as: 1656 N. Parkside Ave.
Chicago, Illinois 60639

Legal Description:

LOT 1 IN BLOCK 2 IN KEENEY'S THIRD NORTH AVENUE SUBDIVISION BEING A SUBDIVISION OF BLOCK 1 IN KEENEY'S NORTH AVENUE SUBDIVISION OF LOTS 2, 3 AND 4 IN COUNTY CLERK'S DIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT SUCH PARTS OF PECK'S ADDITION NOT VACATED AND ALSO THAT PART OF LOT'S IN SAID COUNTY CLERK'S DIVISION LYING SOUTH OF CENTER LINE OF WABANSIA AVENUE EXTENDED FROM WEST), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Grantee's Address & Mailing

This instrument was prepared by: Nicholas Frenzel 120 W Madison Street, Suite 200-10 Chicago, IL 60602	Send subsequent tax bills to: <i>Carla Cortez</i> <i>Carlos Cortez</i> <i>Sergio Cortez Jr.</i> <i>1656 N. Parkside Ave</i> <i>CHGO IL 60639</i>	Mail recorded document to: 
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UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

28-Jun-2024



COUNTY:	200.00
ILLINOIS:	400.00
TOTAL:	600.00

13-32-416-015-0000

| 20240601641969 | 1-425-285-936

REAL ESTATE TRANSFER TAX

28-Jun-2024



CHICAGO:	3,000.00
CTA:	1,200.00
TOTAL:	4,200.00 *

13-32-416-015-0000 | 20240601641969 | 1-072-243-504

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

Property of Cook County Clerk's Office