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Warranty Deed



Doc# 1924206057 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/30/2019 12:35 PM PG: 1 OF 4

Prepare By:
Hansford & Deckert LLP
30 N. La Saile; Suite 1210
Chicago, IL. 60603
Aunderce Hansford

5247 W. Duincy Chicago, Lr. 60644

MY

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1924206057 Page: 2 of 4

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PREPARED BY:

Hansford & Deckert LLP 30 N. Lasalle Street, Suite 1210 Chicago, IL 60602

MAIL TAX BILL TO:

CND400, LLC 5247 W Quincy Chicago, IL 6044

60644

MAIL RECORDED DEED TO:

CND400, LLC 5247 W Quincy Chicago, IL 6044 60644

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), The heirs are c'evisees of Ira M. Givens, deceased, BARRY GIVENS, of MILWAUKEE, WISCONSIN, for and in consideration of Ten Dollars (\$17.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to CND400, LLC a LLC created and existing under and by virtue of the laws of the State of Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

Lot 35 in Block 2 in the Subdivision of the South na Lof Section 10, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

16-10-402-024-0000

PARCEL 2:

Lot 36 in Block 2 in West Chicago Land Company's Subdivision of the South half of Section 10, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois 3/0/4'S OFFIC

16-10-402-025-0000

Permanent Index Number(s): 16-10-402-024-0000 Property Address: 4134 W. Carroll, Chicago, IL 60624

Permanent Index Number(s): 16-10-402-025-0000

Subject, however, to the general taxes for the year of 2019 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this 13 Day of August 2019

The heirs and devisees of Ira M. Givens, deceased

Attorney's Title Guaranty Fund, Inc.

Barry W. Givens

1 S. Wacker Dr. Ste. 2400

Chicago, IL. 60606-4650

Recording Department

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that The heirs and devisees of Ira M. Givens, deceased, 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 notarial seal, this

Day of

My commission expires:

20 19

Notary Public

June 11, 202

Exempt under the provisions of paragraph

KATELYN & MIRELES

Droponty.	0,5 Coo ₂	College	
, ,	REAL ESTATE TRA	NSFER TAX CHICAGO CTA: TOTAL:	243.75 37.50 341.25

16-10-402-024-0000 | 20190801661871 | 1-965-544-012

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

REAL ESTATE	TRANSFER	TAX	21-Aug-2019
	Sec.	COUNTY:	16.25
	(334)	ILLINOIS:	32.50
		TOTAL:	48.75
16-10-402	-024-0000	20190801661871	1-834-209-888

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UNOFFICIAL COPY

Hereby releasing and waiving all rights under and by virtue of the Hor	nestead Exemptions Laws of the State of Illinois.
Dated this 14 day of Avoust 2019	
	Larry W. Givens heir and devisee of Ira M. Givens, deceased
. B:	Larry & L
STATE OF Illinois	
COUNTY OF Cook) SS.	,
I, the undersigned a Notary Public in and for said County, in the devisee of Ira M. Givers, deceased, personally known to me to be the instrument, appeared before me this day in person, and acknowledged as his/her/their free and voluntary act, for the uses and purposes the	same person(s) whose name(s) is/are subscribed to the foregoing that he/she/they signed, sealed and delivered the said instrument,
homestead.	with Minus ada
Civen under my hand and notaria	al seal, this 14th day of August
Ox	Notary Public
· C	My commission expires 9.30.19
Exempt under the provisions of paragraph	
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·	Y/yx.
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