

Saturn Title LLC
1924149

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Doc#: 1924855168 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/05/2019 11:28 AM Pg: 1 of 3

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Dec ID 20190901679557
ST/CO Stamp 0-032-150-112 ST Tax \$816.00 CO Tax \$408.00
City Stamp 2-129-302-112 City Tax: \$8,568.00

**Warranty Deed
Statutory (Illinois)**

THE GRANTOR(S), **Sofia G. Wyshkind**, A single woman of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Theodore P. Kuhlmann**, single man of **1001 W. Altgeld St., Unit 5, Chicago, IL 60614**,

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

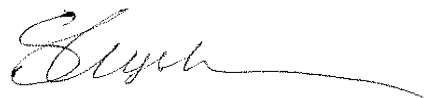
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2019 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): **13-13-209-017-0000**

Property Address: **2651 W. Leland Ave., Chicago, IL 60625**

Dated this **30th** day of **August**, 2019.



Sofia G. Wyshkind

STATE OF ILLINOIS)

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COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Sofia G. Wyshkind**, 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 **30th day of August, 2019.**


Notary Public

My commission expires: 3/9/20

THIS DOCUMENT PREPARED BY:

Anthony Nicpon
7316 W. Myrtle
Chicago, IL 60631

MAIL TAX BILL TO:

Theodore P. Kuhlmann
1001 W. Altgeld St., Unit 5
Chicago, IL 60614

MAIL RECORDED DEED TO:

Theodore P. Kuhlmann
1001 W. Altgeld St., Unit 5
Chicago, IL 60614

M. DEMATTEO
Notary Public - State of Illinois
My Commission Expires Mar 9, 2020

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: LOT 19 IN BLOCK 23 IN RAVENSWOOD GARDENS SUBDIVISION OF ALL THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPTING THEREFROM THE RIGHT OF WAY OF THE NORTH WESTERN ELEVATED RAILROAD COMPANY), IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-13-209-017-0000

Property Address: 2651 W. Leland Ave., Chicago, IL 60625

Property of Cook County Clerk's Office