

CT 19570434012
WARRANTY DEED pp 1/1
GENERAL

UNOFFICIAL COPY

Doc#: 1932208330 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/18/2019 11:42 AM Pg: 1 of 2

Dec ID 20191101636370
ST/CO Stamp 0-481-702-240 ST Tax \$255.00 CO Tax \$127.50
City Stamp 2-092-839-264 City Tax: \$2,677.50

THE GRANTOR(S),

Praetorian Capital LLC, of the city of Chicago, County of Cook, ^{State} Commonwealth of ILLINOIS, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), release(s), alien(s), and convey(s) to Jason Passalacqua and Joseph Semany, the following described real estate situated in the County of Cook in the State of Illinois, to wit: ~~as joint tenants~~

Lot 41 of Britigan's Elston Avenue Resubdivision of Lots 1 to 5 in the Circuit Court Partition of the Northwest 1/2 of the Northwest Fractional 1/4 of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian, lying between Milwaukee Avenue and Elston Avenue and Lot 2 in the Subdivision of the Southeast 1/4 of said 1/4 Section in Cook County, Illinois.

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to the following:


SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; and to General Taxes for 2018 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-09-101-029-0000

Address of Real Estate: 5534 North Linder, Chicago, IL 60630

Dated this 5 day of November, 2019


Praetorian Capital LLC

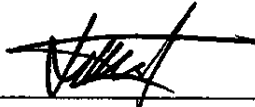
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Province B.C. STATE OF B.C. COUNTY OF Richmond ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

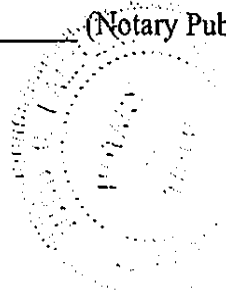
CLAREN KYLO
personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of November, 2019



(Notary Public)

JUDD G. LAMBERT
Barrister & Solicitor
#215-8171 Cook Road
Richmond, BC V6Y 3T8
Phone: 604-273-7575



Property of Cook County Clerk's Office

Prepared By: Segel Law Group, Inc., 1827 Walden Office Square, Suite 450, Schaumburg IL 60173

Mail To:
Samantha Ortman
The Girard Law Group
4311 N. Ravenswood #202
Chicago, IL 60613

Name and Address of Taxpayer/Address of Property:

Jason Passalacqua & Joseph Semany
6230 N. Moody Ave., Chicago, IL 60646