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WARRANTY DEED

Doc#. 2025307294 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 09/09/2020 12:53 PM Pg: 1 of 3

Dec ID 20200701621168

ST/CO Stamp 1-195-513-568 ST Tax \$426.00 CO Tax \$213.00

City Stamp 0-663-901-920 City Tax: \$4,473.00

PTCTO. 09.735 193

THE GRANTORS FABIOLA BELL and EDNA BELL, as the sole heirs and personal representatives of HECTOR J. HERVAS, Deceased, widowed and new temarried, of the City of Chicago, County of Cook, State of Illinois for and in good consideration of TEN DOLLARS and other good and valuable considerations in hand paid.

CONVEY and WARPANT to 4253 WOLCOTT LLC of the City of Chicago, County of Cook, State of ILLINOIS, the following described Real Estate situated in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 4 in Block 6 in rester Montrose Blvd. Subdivision, a resubdivision of part of the Northwest 4 of the Southeast 4 of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, lying Next of the Chicago & Northwestern Railroad right-of-way in Cook county, Illinois

PIN #:14-18-402-020-0000

CKA: 4253 N. Wolcott Av., Chicago, II. 60613

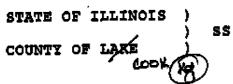
SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SC LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE PROPERTY. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinoia.

DATED	this	LOTH-	day	οf	July,	2020.

Fabiola x	Bell (SEAL)	Edva	Sull) (SEAL)
FABIOLA BELL		C EDNA BELL		
NICK FORICANAC 4253 WOLCOTT ILC.	909 W. Washingt	on Blvd. #411,	Chicago,	IL. UNFO
Name of Grantee	Address	2	lip	C

SAME AS ABOVE				
Name of Taxpayer	Address	Zip		
E. KENNETH SUSKIN 1580	S. MILWAUKEE	AVE.,,	Ste.	<u>207,</u>
LIBERTYVILLE, IL 60048 Name of person preparing Deed	Address			Zip

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT FABIOLA BELL and EDNA BELL, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(seal)

KIMBERLY GENTLEMAN Official Seal Pirtary Public - State of Illinois My Commission Expires Apr 18, 2023

SUBSCRIBED AND SWORN TO BEFORE ME THIS (JTH DAY OF JULY, 2020.

NOTARY PUBLIC

REAL ESTATE TRANSFER		FAX	16-Jul-2020
REAL ESTATE IN		COUNTY: LLLMOIS:	213.00 426.00 639.00
14-18-402-00	0.000	TOTAL:	

County	
REAL ESTATE TRANSFER TAX	16-Jul-2020
CHICAGO:	3,195.00
CTA:	1,278,00
COTAL	4,473.00
44-19-402-0000 202-070-021168	0-663-901-920

14-18-402-020-0000 | 2020077 (21168 | 0-603-901-220 *Total does not include any applicable primity of interest due.

2025307294 Page: 3 of 3

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC20-09735

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 4 IN BLOCK 6 IN IN FOSTER MONTROSE BOULEVARD SUBDIVISION, A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY, IN COOK COUNTY, ILLINOIS.

492-020-in

Of Coot County Clark's Office Commonly (or wn as 4253 N. Wolcott Avenue, Chicago, IL 60613

Parcel ID(s): 14-12-402-020-0000

PTC20-09735 Legal Description