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PRECISION TITLE

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

Mail to:
Much Shelist P.C.
Steven DeGraff, Atty.

Name
191 N. Wacker Drive St 1800
Address
Chicago IL 60606
City & State

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

PTC20. 09.735 1 of 3

THE GRANTORS FABIOLA BELL and EDNA BELL, as the sole heirs and personal representatives of HECTOR J. HERVAS, Deceased, widowed and never remarried, 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 WARRANT to 4253 WOLCOTT LLC of the City of Chicago, ^{#411 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 Foster Montrose Blvd. Subdivision, a resubdivision of part of the Northwest ¼ of the Southeast ¼ of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, lying West of the Chicago & Northwestern Railroad right-of-way in Cook County, Illinois
PIN #:14-18-402-020-0000
CKA: 4253 N. Wolcott Av., Chicago, IL. 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, SO 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 Illinois.

DATED this 6th day of July, 2020.

Fabiola Bell (SEAL) Edna Bell (SEAL)
FABIOLA BELL EDNA BELL

Nick Foricang
4253 WOLCOTT LLC, 909 W. Washington Blvd. #411, Chicago, IL. 60607
Name of Grantee Address Zip

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

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STATE OF ILLINOIS)
COUNTY OF LAKE) SS
Cook

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)



SUBSCRIBED AND SWORN TO BEFORE ME THIS 6TH DAY OF JULY, 2020.

Kimberly Gentleman
NOTARY PUBLIC

REAL ESTATE TRANSFER TAX		16-Jul-2020
	COUNTY:	213.00
	ILLINOIS:	426.00
	TOTAL:	639.00
14-18-402-020-0000 20200701621168 1-195-513-588		

REAL ESTATE TRANSFER TAX		16-Jul-2020
	CHICAGO:	3,195.00
	CTA:	1,278.00
	TOTAL:	4,473.00 *
14-18-402-020-0000 20200701621168 0-863-901-920		
* Total does not include any applicable penalty or interest due.		

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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.

Commonly known as 4253 N. Wolcott Avenue, Chicago, IL 60613

Parcel ID(s): 14-18-402-020-0000

Property of Cook County Clerk's Office