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Doc# 2107422031 Fee \$88.00

PREPARED BY:

John D. Malarkey
JOHNSON & BELL, LTD
33 West Monroe Street, Suite 2700
Chicago, Illinois 60603

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2021 11:59 AM PG: 1 OF 3

WHEN RECORDED

RETURN TO:

BERNARD SEIDL
705 WEST BELMONT AVENUE
UNIT 2F
CHICAGO, IL 60657

RETURN TO:
Acquest Title Services, LLC
2800 W. Higgins Rd. # 123
Hoffman Estates, IL 60169

WARRANTY DEED

THE GRANTOR 4326 NORTH CENTRAL AVENUE, LLC, an Illinois limited liability company, whose address is 4326 NORTH CENTRAL PARK AVENUE, CHICAGO, ILLINOIS 60618, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to BERNARD SEIDL, an unmarried man, whose address is 705 WEST BELMONT AVENUE, UNIT 2F, CHICAGO, ILLINOIS 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



Subject to: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Property Address: 4326 NORTH CENTRAL PARK AVENUE, CHICAGO, ILLINOIS 60618

P.I.N.: 13-14-307-031-0000

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

REAL ESTATE TRANSFER TAX	12-Mar-2021
	
CHICAGO:	2,381.25
CTA:	952.50
TOTAL:	3,333.75 *

REAL ESTATE TRANSFER TAX	15-Mar-2021
 	
COUNTY:	158.75
ILLINOIS:	317.50
TOTAL:	476.25

13-14-307-031-0000 | 20210201649112 | 1-483-909-648

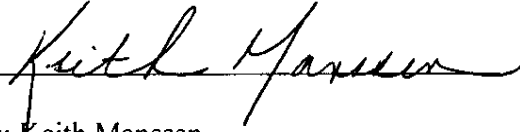
13-14-307-031-0000 | 20210201649112 | 0-569-059-856

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

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February 23, 2021

4326 NORTH CENTRAL AVENUE, LLC



By: Keith Manssen

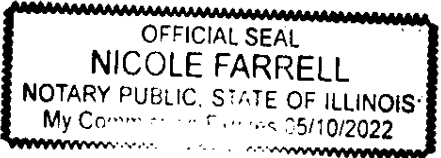
Its: Sole Member

STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, Nicole Farrell, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Keith Manssen is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her 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 23 day of February, 2021.



Notary Public

SEND FUTURE TAX BILLS TO:
BERNARD SEIDL
705 WEST BELMONT AVENUE
UNIT 2F
CHICAGO, IL 60657

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EXHIBIT A

LOT 23 IN THE RESUBDIVISION OF LOTS 29 TO 46 IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1 TO 31 OF W.B. WALKER'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

PIN: 13-14-307-031-0000

FOR INFORMATION PURPOSES ONLY:
THE SUBJECT LAND IS COMMONLY KNOWN AS:
4326 NORTH CENTRAL PARK AVENUE
CHICAGO, ILLINOIS 60618

Property of Cook County Clerk's Office