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WARRANTY DEED

Doc#: 2108812220 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/29/2021 11:37 AM Pg: 1 of 3

Dec ID 20201201691445
ST/CO Stamp 0-327-848-976 ST Tax \$889.00 CO Tax \$444.50

This Document Was Prepared

by:

J. Diego Ledesma
JD Ledesma Law
3721 W. Addison St., #3
Chicago, IL 60618

THIS INDENTURE, WITNESSETH THAT THE GRANTOR, **KENNETH A. LUSKIN**, of the County of Cook, and State of Illinois, for and in consideration of the sum of Ten and 00/100ths Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to **SLOAN PORTFOLIO LLC**, an Illinois limited liability company, in fee simple, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 25 (EXCEPT THE SOUTH 30 FEET THEREOF) AND LOT 26 IN EDWIN E. WOOD'S SUBDIVISION OF THAT PART OF THE EAS HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 42 ACRES THEREOF (EXCEPT THE WEST 220.62 FEET OF THAT PART LYING NORTH OF A LINE 200 FEET NORTH OF THE NORTH LINE OF THE SOUTH 66 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1) IN COOK COUNTY, ILLINOIS.

Property Index Number: 15-01-104-060-0000

Property Address: 1520 Franklin Avenue, River Forest, Illinois 60305

Hereby waiving and releasing any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: General real estate taxes for 2020 and subsequent years, covenants, conditions, and restrictions of record; and building line and easements.

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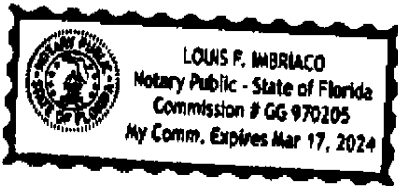
IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 28 day of December 2020.

x Kenneth A Lusk
KENNETH A. LUSKIN

STATE OF FLORIDA)
COUNTY OF BROWARD)

I, the undersigned Notary Public in and for said County and State aforesaid, do hereby certify that KENNETH A. LUSKIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28 day of December, 2020.



[Signature]
Notary Public

Send Subsequent Tax Bills to:
Sloan Portfolio LLC
1520 Franklin Ave
River forest, IL 60305

After Recording Mail to:
1520 Franklin Ave
River Forest, IL 60305

REAL ESTATE TRANSFER TAX		10-Feb-2021
COUNTY:		444.50
ILLINOIS:		889.00
TOTAL:		1,333.50

15-01-104-060-0000 | 20201201691445 | 0-327-848-976

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 12/28/20 Amt Paid \$1333.50

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EXHIBIT "A" Property Description

Closing Date: January 28, 2021

Buyer(s): Justice Taylor, Sloan- Portfolio LLC

Property Address: 1520 Franklin Avenue, River Forest, IL 60305

PROPERTY DESCRIPTION:

LOT 25 (EXCEPT THE SOUTH 30 FEET THEREOF) AND LOT 26 IN EDWIN E. WOOD'S SUBDIVISION OF THAT PART OF THE EAS HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 42 ACRES THEREOF (EXCEPT THE WEST 220.62 FEET OF THAT PART LYING NORTH OF A LINE 200 FEET NORTH OF THE NORTH LINE OF THE SOUTH 66 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1) IN COOK COUNTY, ILLINOIS.

PIN: 15-01-104-060-0000