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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

KR Capital, LLC 1941 North Kenmore Unit 2R Chicago, IJ 60614 Doc#. 2115228335 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 06/01/2021 01:30 PM Pg: 1 of 3

Dec ID 20210501633573

ST/CO Stamp 1-592-023-312 ST Tax \$360.00 CO Tax \$180.00



Village of Flatwood Park Real Estate Transfer Stamp 2000.00

(The Above Space for Recorder's Use Only)

Chicago Title

JAP911324HH

10f7

THE GRANTOR KR Capita! 1 LC, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Adam Nagele and Amanda Nagele, March Complete whose address is 793 W Burney Ave Francock to

(BUYERS' ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

____Individually ____

as Tenants in Common

____as-Joint Tenants

not as Joint Tenants, nor Tenants in Common, but as Tenants by the Entirety

the following described real estate situated in the County of Cook, in the Strue of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 12-25-102-016-0000

Property Address: 3125 N. 79th Avenue, Elmwood Park, IL 60707

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Adam Wilde, as unhorized signer for KR Capital, LLC 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 into the signed, sealed and delivered in the instrument as his 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 notarial seal, Ma

ANGELA WILDE Official Seal Notary Public - State of Illinois My Commission Expires Feb 11, 2023 Notary Public

THIS INSTRUMENT PREPARED BY Wilde Law Group

1016 W. Jackson Blvd. Chicago, IL 60607

MAIL TO:

A. Traub & Associates 200 W. 22nd St. Ste. 210 Lombard, IL 60148 SEND SUBSEQUENT TAX BILLS TO:

2021.

Adam Nagele and Amanda Nagele 3125 N. 79th Avenue Elmwood Park, IL 60707

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LEGAL DESCRIPTION

Order No.: 21GSA941324HH

For APN/Parcel ID(s): 12-25-102-016-0000

LOT 16 IN BLOCK 6 IN WESTWOOD, BEING MILLS AND SON'S SUBDIVISION IN THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN,

IN COOK COUNTY, ILLINOIS.

N25, AUNTY, OF COOK COUNTY CLOTH'S OFFICE