

UNOFFICIAL COPY



2117919053D

Doc# 2117919053 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/28/2021 04:22 PM PG: 1 OF 3

TRUSTEE'S
Warranty Deed
Statutory (ILLINOIS)

TRULY
TITLE

21004659-20

Above Space for Recorder's Use Only

THE GRANTORS, WILLIAM JOSEPH ZYRKOWSKI and BEVERLY JUNE ZYRKOWSKI, as Trustees of the William Joseph Zyrkowski and Beverly June Zyrkowski Joint Tenancy Trust dated January 17, 2011, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), CONVEY and WARRANT to ABI INVEST II, LLC, the following described real estate located in Cook County, Illinois, to wit:

GRANTORS ADDRESS
6160 TRUM BULL AVE
DETROIT MI 48208

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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any.

SUBJECT TO: General taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements of record.

Permanent Index Number (PIN): 13-15-105-028-0000

Address of Real Estate: 4720 N. Kenneth, Chicago, IL 60630

Dated this 22 day of June, 2021

WILLIAM JOSEPH ZYRKOWSKI, Trustee

BEVERLY JUNE ZYRKOWSKI, Trustee



REAL ESTATE TRANSFER TAX		28-Jun-2021
	CHICAGO:	2,475.00
	CTA:	990.00
	TOTAL:	3,465.00 *

13-15-105-028-0000 | 20210601683484 | 1-388-500-240

REAL ESTATE TRANSFER TAX		28-Jun-2021
	COUNTY:	165.00
	ILLINOIS:	330.00
	TOTAL:	495.00

13-15-105-028-0000 | 20210601683484 | 0-820-849-936

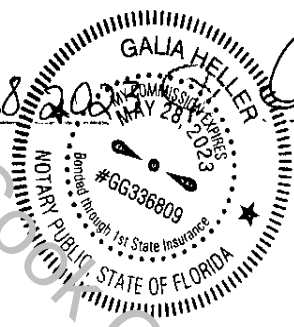
UNOFFICIAL COPY

State of Florida, Lee County - SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM JOSEPH ZYRKOWSKI AND BEVERLY JUNE ZYRKOWSKI, personally known to me to be the same person(s) whose name is/are 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, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal, this 22 day of June 2021

Commission expires May 28, 2023 Galia Heller
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY: Paul DeBiase, Esq., 5526 W. Montrose Ave., Chicago, Illinois 60641

SEND SUBSEQUENT TAX BILLS TO:

ABI INVESTIL, LLC
6120 TRUMBULL AVE
DETROIT, MI. 48208

Upon recording mail to:

ABI INVESTIL, LLC
6120 TRUMBULL AVE
DETROIT, MI. 48208

UNOFFICIAL COPY

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Chicago, County of Cook, State of IL, and is described as follows:

THE NORTH 15 FEET OF LOT 40 AND THE SOUTH 15 FEET OF LOT 41 IN BLOCK 3, IN L.E. CRANDALL'S
SUBDIVISION OF BLOCKS 3 AND 18 OF MONTROSE OF THE NORTH WEST 1/4 OF SECTION 15, TOWNSHIP 40
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 13-15-105-028-0000

Property of Cook County Clerk's Office