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Warranty DEED
ILLINOIS STATUTORY

Doc#: 2125307218 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/10/2021 09:36 AM Pg: 1 of 3

Dec ID 20210401616669
ST/CO Stamp 0-266-140-432 ST Tax \$215.00 CO Tax \$107.50
City Stamp 2-010-970-896 City Tax: \$2,257.50

THE GRANTOR(S), 5306 N. Damen, LLC, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to THE BRUCE A. GOTTSCHALL LIVING TRUST DATED 7/30/02, of 1749 W. Granville Ave. Chicago, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the city of Chicago, county of Cook, in the State of Illinois, to wit:

IL 60660
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

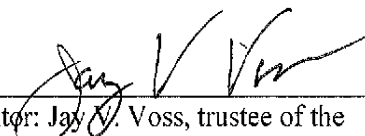
SUBJECT TO:


Building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; Covenants, conditions and restrictions of record; party wall rights and agreements, if any, real estate taxes for 2020 2nd installment and subsequent years.

Permanent Real Estate Index Number(s): 14-07-111-044-0000
Address(es) of Real Estate: 5306 N. Damen Ave., Chicago, IL 60625

Dated this 29th day of APRIL, 2021

5306 N. Damen LLC


Grantor: Jay V. Voss, trustee of the
Jay V. Voss Revocable Trust dated 8/7/20
Its: Member

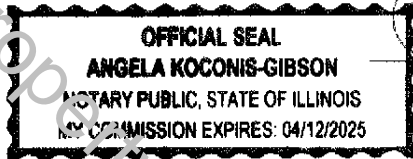

Grantor: Debra Gregory Voss
Its: Member

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jay V. Voss and Debra Gregory Voss, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, and are the members of the said LLC, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act of the LLC, 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 29th day of April, 2021



(Signature)

(Notary Public)

Prepared By:

Angela Koconis-Gibson
Attorney At Law
4854 N. Kedvale
Chicago, IL 60630

Mail To:

B. Gottschall
1749 W. Granville Ave.
Chicago, IL 60660

Name & Address of Taxpayer:

B. Gottschall
1749 W. GRANVILLE Ave.
Chicago, IL 60660

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

The Land is described as follows:

That part of the Northwest 1/4 of Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, lying between a certain horizontal plane located 18.55 feet above Chicago City Datum and that certain other horizontal plane located 30.37 feet above Chicago City datum, lying within the boundaries projected vertically of that part of Lots 3, 4 and 5, Taken as a Single Tract, in the Reinberg Smith Subdivision of the South 1/4 of the East 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 7, Township 40 north. Range 14, (except the streets theretofore dedicated) East of the Third Principal Meridian, described as follows:

commencing at the Northeast Corner of Said Lot 3, being a point on the West Line of North Damen Avenue, distant 82.90 feet North of its intersection with the North Line of West Berwyn Avenue, said point being Also the Northeast Corner of a Four Story Brick and Stucco Building commonly known as 2000 West Berwyn Avenue in Chicago; thence South along the East Line of said Lot 3, a distance of 1.15 feet; thence West along a line making an angle of 90 degrees 16 minutes 09 seconds measured clockwise, South to West from the last described course extended. A distance of 1.37 feet to a point on the vertical line of intersection of the interior faces of two walls of said building, being the Point of Beginning of the Parcel herein described;

thence along the interior faces of the walls of the enclosed space described herein, the following courses and distances; all at right angles to each other unless noted otherwise;

South, a distance of 22.30 feet; West, a distance of 0.50 feet; South, a distance of 11.65 feet; West, a distance of 4.90 feet; South, a distance of 5.85 feet; West, a distance of 30.10 feet; North, a distance of 4.35 feet; West, a distance of 5.30 feet; North, a distance of 7.50 feet; West, a distance of 7.40 feet; North, a distance of 7.65 feet; East, a distance of 8.05 feet; North, a distance of 19.70 feet; East, a distance of 40.15 feet to the point of beginning; all in Cook County, Illinois.

Address: 5306 N. Damen Ave., Chicago, IL 60625