

UNOFFICIAL COPY

Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

GIT File #: 41064919G

Doc#: 2132704286 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/23/2021 12:31 PM Pg: 1 of 3

Dec ID 20211001621617
ST/CO Stamp 0-583-685-264 ST Tax \$234.00 CO Tax \$117.00

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Warranty Deed

Re.:

LOT 189 IN ELM TERRACE, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 30 RODS THEREOF) OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 1120 Beach Avenue, La Grange Park, IL 60526
Tax Number: 15-28-421-020-0000

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WARRANTY DEED

Statutory (Illinois)

GIT

41064919G (12)

AFTER RECORDING MAIL TO:

Yahaira Gonzalez & Benjamin Thomas Kuhner
1120 Beach Avenue
La Grange Park, IL 60526

SEND SUBSEQUENT TAX BILLS TO:

Yahaira Gonzalez & Benjamin Thomas Kuhner
1120 Beach Avenue
La Grange Park, IL 60526

THE GRANTOR JTP Equities, LLC, of the Village of LaGrange, Cook County, State of Illinois, for and in consideration of TEN AND NO HUNDREDTHS DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Yahaira Gonzalez and Benjamin Thomas Kuhner, husband and wife, 9535 31st Street, Brookfield, IL 60513 of the County of Cook, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

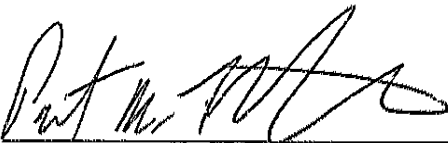
LOT 189 IN ELM TERRACE, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 30 RODS THEREOF) OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1120 Beach Avenue, LaGrange Park, IL 60526

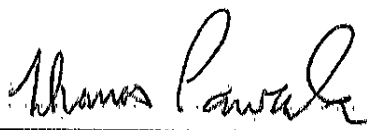
Permanent Real Estate Index Number(s): 15-28-421-020-0000

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

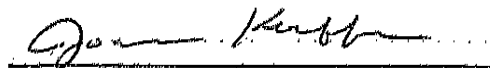
DATED this 10th day of August, 2021.



Peter M. Follenweider, JTP Equities, LLC
MANAGER/MEMBER



Thomas Pawula, JTP Equities, LLC
MANAGER/MEMBER



Joanna Karafotas,
MANAGER/MEMBER JTP Equities, LLC

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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, DO HEREBY CERTIFY that Peter M. Follenweider, is 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 he signed, sealed and delivered the said 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.

A Thomas Pawula & Joanna Karabolas

Given under my hand and official seal, this 10th day of August, 2021.

Francine E. Venegas

Notary Public

Commission expires 10/29/22



This instrument was prepared by:

James E. Swietonis
Attorney At Law
10550 W. Cermak Road
Westchester, IL 60154
(312) 829-4680

REAL ESTATE TRANSFER TAX

27-Oct-2021



COUNTY: 117.00
ILLINOIS: 234.00
TOTAL: 351.00

15-28-421-020-0000

| 20211001621817

| 0-593-685-264