

UNOFFICIAL COPY

WARRANTY DEED

MAIL TO:

Gunderson Law Firm, LLC
2155 W BOSCOE Street
Chicago, IL 60618

NAME AND ADDRESS OF TAXPAYER:

MS. DANESSA BREDICEAN
MR. KEVIN REISS
5537 N. Canfield Avenue
Chicago, IL 60656

Doc#: 2136406304 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/30/2021 01:15 PM Pg: 1 of 2

Dec ID 20211201681627
ST/CO Stamp 2-033-891-984 ST Tax \$325.00 CO Tax \$162.50
City Stamp 1-949-940-368 City Tax: \$3,412.50

THE GRANTOR(S), RALPH A. PENCE, JR., Manager, of PENCE HOLDINGS, LLC, an Illinois Limited Liability Corporation, of the City of Crystal Lake, County of McHenry, State of Illinois, for and in consideration of TEN and No/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid

CONVEY(S) AND WARRANT(S) to DANESSA BREDICEAN, a single woman, and KEVIN REISS, a single man, as joint tenants with rights of survivorship,

(GRANTEE'S ADDRESS) 5519 N. Nagle, Chicago, Illinois 60630,

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 8 (EXCEPT THE NORTH 20 FEET THEREOF) AND ALL OF LOT 9 IN BLOCK 2 IN KINSEY'S CANFIELD ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTIONS 1 AND 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

SUBJECT TO: General taxes for 2021 and subsequent years; covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the property,

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as joint tenants with rights of survivorship, forever.

Permanent Index Number(s): 12-12-101-041-0000

Property Address: 5537 N. Canfield Avenue, Chicago, IL 60656

DATED this 17th day of December, 2021.

FIRST AMERICAN TITLE

FILE # AF 1018852

10K 2

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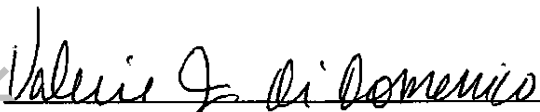
By: PENCE HOLDINGS, LLC

 (Seal)
RALPH A. PENCE, JR., Manager

STATE OF ILLINOIS)
) ss
COUNTY OF McHenry)

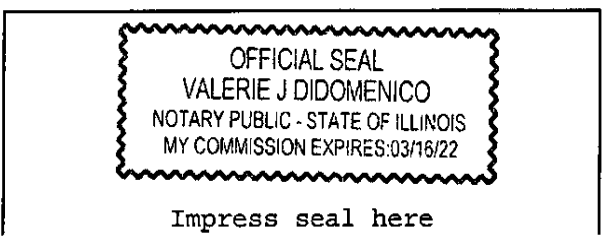
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that RALPH A. PENCE, JR., Manager of PENCE HOLDINGS, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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.

Given under my hand and notarial seal, this 17th day of December, 2021.



Notary Public

My commission expires on
3/16, 2022.



NAME AND ADDRESS OF PREPARER:

Jill J. Struck
Militello & Struck, LLC
24 Grant Street
Crystal Lake, IL 60014
(815) 788-9900

****This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).**