

# UNOFFICIAL COPY

216ND 36804081/c  
**WARRANTY DEED**



**AFTER RECORDING MAIL TO:**

Jonathan Pope, Esq.  
1250 Larkin Ave Ste 100  
Elgin, IL 60123

**MAIL REAL ESTATE TAX BILL TO:**

Michael Johnson  
7531 N. Seely Ave  
Basement Unit  
Chicago IL 60645

**THE GRANTOR: Bradley Anastasia**, unmarried, of **Chicago, IL 60639**, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Michael Scott Johnson**, single person of Chicago IL, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

LOT 10 IN GAUNTLETT AND COLLINS RESUBDIVISION OF LOTS 11 TO 26 INCLUSIVE IN BLOCK 2 AND LOTS 30 TO 44 INCLUSIVE IN BLOCK 1 IN GAUNTLETT AND COLLINS SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: **2310 N. Kenneth Ave., Chicago, IL 60639**  
PIN: **13-34-105-030-0000**

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

**SUBJECT TO:** (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Doc#: 2209612160 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/06/2022 11:19 AM Pg: 1 of 2

Dec ID 20220301655352  
ST/CO Stamp 1-412-244-368 ST Tax \$690.00 CO Tax \$345.00  
City Stamp 0-914-318-224 City Tax: \$7,245.00

(Reserved for Recorders Use Only)

# UNOFFICIAL COPY


DATED: March 29, 2022.

  
\_\_\_\_\_  
Bradley Anastasia

STATE OF ILLINOIS        )  
  )SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Bradley Anastasia**, 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 individually acknowledged that he/she/they signed and delivered the said instrument as his/her/their 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 official seal this 29<sup>th</sup> day of March, 2022.

  
\_\_\_\_\_  
Notary Public

**NAME AND ADDRESS OF PREPARER:**  
Gryll Law  
6703 N. Cicero Ave.  
Lincolnwood, IL 60712



Notary Public, Clerk's Office