

UNOFFICIAL COPY

PT22-81664
1 of 2

Doc# 2210233125 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2022 10:55 AM Pg: 1 of 3

Dec ID 20220401672308
ST/CO Stamp 0-623-158-160 ST Tax \$360.00 CO Tax \$180.00
City Stamp 1-272-472-464 City Tax: \$3,780.00

WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Grantor, Kenneth J. Frigo, a single man, of the City of Chicago, County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS TO Abdolreza Alemzadeh* of the 6300 N Shore Dr APT 204 UNIT 204 County of Cook and State of Illinois the following described real estate, to-wit: * a single man .

LOT 17 IN BLOCK 2 IN WILLIAM E. HARMON'S BEVERLY HILLS ADDITION, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 25-07-325-023-0000

Address of Real Estate: 10244 S Leavitt St, Chicago, IL 60643

Subject to the following restrictions: a) all taxes and special assessments for the year 2021 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURE PAGE TO FOLLOW]

PROPER TITLE, LLC

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Dated this 28 day of March, 2022

Kenneth J. Frigo
Kenneth J. Frigo

STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Kenneth J. Frigo, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 28th day of March, 2022



[Signature]
Notary Public

This Instrument was prepared by:

Minchella & Associates, LTD
7538 St. Louis
Skokie, IL 60076

Future Tax Bills to:

Abdolreza Alemzadeh
10244 S. Leavitt St.
Chicago IL 60643

After recording return document to:

~~—Jamie Pietrzycki—~~
~~Law Office of Beth Mann, P.C.~~
~~15127 73rd Ave STE F~~
~~Orland Park, IL 60462~~

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"Exhibit A- Legal Description"

Lot 17 in Block 2 in William E. Harmon's Beverly Hills Addition, being a subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 7, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office