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WARRANTY DEED

The Grantor(s), **2315 KENNETH LLC, an Illinois limited liability company**, of the City of Chicago, County of Cook, State of Illinois, for the consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Doc#: 2215918296 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2022 02:41 PM Pg: 1 of 3

Dec ID 20220501630262
ST/CO Stamp 0-445-161-552 ST Tax \$425.00 CO Tax \$212.50
City Stamp 0-984-522-832 City Tax: \$4,462.50

EP BELMONT 6847-51 LLC,
an Illinois limited liability company

(ABOVE SPACE FOR RECORDER'S USE ONLY)

all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 80 (EXCEPT THE WEST 65 FEET THEREOF) IN MONT CLARE GARDEN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyers; and general real estate taxes not yet due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 13-30-107-052-0000
Address of Real Estate: 6847-51 W. Belmont Ave., Chicago, IL 60634
k.n.a. 6849 and 6853 W. Belmont Ave., Chicago, IL 60634

Dated this 27 day of May, 2022

By: Eugeniusz Mikula
Eugeniusz Mikula, Manager of 2315 Kenneth LLC

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eugeniuz Mikula, as duly authorized manager of 2315 Kenneth 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/she signed, sealed and delivered the said instrument as his/her 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 27th day of May, 2022

[Signature]
(Notary Public)

"OFFICIAL SEAL"
BOZENA PAIZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/13/2022

<p><u>This instrument was prepared by:</u> Daniel J. Hronek Hronek Law Group, LLC 30 South Wacker Dr., Suite 2200 Chicago, IL 60606</p>	<p><u>Send subsequent tax bills to:</u> EP Belmont 6847-51 LLC 3977 N. 25th Ave. Schiller Park, IL 60176</p>	<p><u>Recorder-mail recorded document to:</u> Waldemar Wyszynski Wyszynski & Webb PC 2860 S. River Rd., Suite 220, Des Plaines, IL 60018</p>
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CHICAGO:	3,187.50
CTA:	1,275.00
TOTAL:	4,462.50 *

13-30-107-032-0000 | 20220501630262 | 0-984-522-832

Total does not include any applicable penalty or interest due.

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COUNTY:	212.50
ILLINOIS:	425.00
TOTAL:	637.50



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