

UNOFFICIAL COPY

Doc#: 2216006263 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2022 11:37 AM Pg: 1 of 3

Dec ID 20220601641562
ST/CO Stamp 1-583-059-024 ST Tax \$480.00 CO Tax \$240.00
City Stamp 1-642-352-720 City Tax: \$5,040.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Rogers Chicago Properties, LLC



(The Above Space for Recorder's Use Only)

THE GRANTOR Rogers Chicago Properties, LLC, an Illinois limited liability company licensed to conduct business in Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to ~~Ben~~ ^{Benjamin} Karbin and Alice Karbin, a married couple, of , as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 13-14-320-009-0000

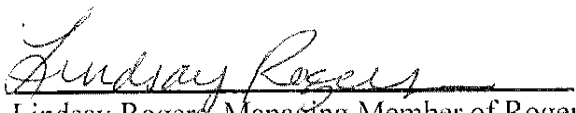
Property Address: 4163 N Elston Ave, Chicago, IL 60618

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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Dated this 7th day of June, 2022.


Don Rogers, Managing Member of Rogers
Chicago Properties, LLC-1148 W. Belmont


Lindsay Rogers, Managing Member of Rogers
Chicago Properties, LLC-1148 W. Belmont



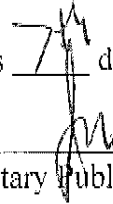
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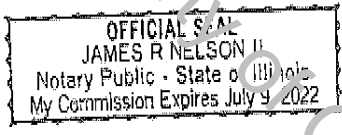
STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Don Rogers and Lindsay Rogers, Managers of Rogers Chicago Properties, 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 it signed, sealed and delivered in the instrument as its 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 7th day of June, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
James R Nelson
Law Office of James R. Nelson & Associates LLC
617 Devon Ave.
Park Ridge, IL 60068

MAIL TO:

Karbin & Associates
One Northfield Plaza, Suite 300
Northfield, IL 60093

SEND SUBSEQUENT TAX BILLS TO:

Benjamin
Ben Karbin
4163 N Elston Ave
Chicago, IL 60618

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**EXHIBIT A
LEGAL DESCRIPTION**

LOT 10 IN BLOCK 21 IN WALKER'S SUBDIVISION OF BLOCKS 1 TO 31, BOTH INCLUSIVE, OF W. B. WALKER'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office