

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

*H84988*

Doc#: 2222316061 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/11/2022 02:11 PM Pg: 1 of 3

Dec ID 20220801697734  
ST/CO Stamp 1-338-942-032 ST Tax \$25.00 CO Tax \$12.50  
City Stamp 0-896-049-744 City Tax: \$262.50

THE GRANTOR(S), JOSE H. FLORES, a widower, of the City of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to MOND PROPERTIES LLC, *an ILLINOIS LIMITED LIABILITY COMPANY,* (GRANTEE'S ADDRESS) *3015 W. 56th ST,* CHICAGO, Illinois *60618* of the County of C00K, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

"SEE ATTACHED LEGAL DESCRIPTION"

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, special taxes or assessment for improvements not yet completed, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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): 13-34-411-022-0000 -

Address(es) of Real Estate: 1850 N, KEELER AVENUE, CHICAGO, Illinois 60639 -

Dated this 8 day of AUGUST, 2022

*Jose H Flores*  
\_\_\_\_\_  
JOSE H. FLORES

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOSE H. FLORES, a widower, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 8 day of AUGUST, 2022



[Signature] (Notary Public)

**Prepared By:** Beatriz Betancourt, Attorney at Law  
2457 N Milwaukee Avenue  
Chicago, Illinois 60647

**Mail To:**  
NOVO PROPERTIES, LLC  
3015 W. SCHOOL ST.  
CHICAGO, IL 60618

**Name & Address of Taxpayer:**  
NOVO PROPERTIES, LLC  
3015 W. SCHOOL ST.  
CHICAGO, IL 60618

Property of Cook County Clerk's Office

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LOT 43 IN BLOCK 13 IN GARFIELD, A SUBDIVISION OF PART OF SOUTHEAST 1/4 OF SECTION 34,  
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS

P.I.N 13-34-411-022-0000

C/K/A 1850 N KEELER AVENUE, CHICAGO, IL 60639

Property of Cook County Clerk's Office