

UNOFFICIAL COPY

Doc#: 2222812200 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/16/2022 02:16 PM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20220801604566
ST/CO Stamp 0-702-141-008 ST Tax \$395.00 CO Tax \$197.50
City Stamp 1-318-998-608 City Tax: \$4,147.50

Above Space for Recorder's Use Only

THE GRANTOR, **Humboldt Beginnings LLC – 926 N. Monticello**, an Illinois Limited Liability Company, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Richard Griffiths, Jr., A SINGLE MAN**, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

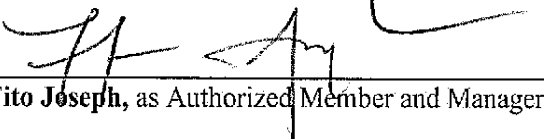
SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 16-02-323-436-0000

Address of Real Estate: 926 North Monticello Avenue, Chicago, IL 60651

The date of this deed of conveyance is 19 day of July, 2022.

Humboldt Beginnings LLC – 926 N. Monticello,
An Illinois Limited Liability Company



Tito Joseph, as Authorized Member and Manager

State of ILLINOIS, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Tito Joseph**, 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 signed 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.

(Impress Seal Here)
(My Commission Expires Dec 27, 2023

Given under my hand and official seal. Dated: July 19, 2022



Notary Public



SHEILA M CASTLE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
December 27, 2023

Chicago Title 2265C59832647
LVP1 SHS

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LEGAL DESCRIPTION

For the premises commonly known as 926 North Monticello Avenue, Chicago, IL 60651.

See attached.

Property of Cook County Clerk's Office

This instrument was prepared by:
Ivan Puljic
Law Offices of Ivan Puljic, Ltd.
10 S. LaSalle St. Suite 2920
Chicago, IL, 60603

Send subsequent tax bills to:
Richard Griffiths
1303 W. Cortez
Chicago IL 60622

Recorder-mail recorded document
to:
Richard Griffiths
1303 W. Cortez
Chicago IL 60622

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GSC596326LP

For APN/Parcel ID(s): 16-02-323-036-0000

LOT 14 IN BLOCK 2 IN T.J. DIVEN'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office