UNOFFICIAL COMM

WARRANTY DEED **ILLINOIS STATUTORY** (L.L.C. TO INDIVIDUALS)

Mail To:

CJ Lamb LAMB LAW, PC 4139 N. Richmond St. Chicago, IL 60618

Name and Address of Taxpayer:

Dennis Vos and Acigail Vos 1812 N. Wilmot Ave. Chicago, IL 60647

Doc# 2224942015 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH COOK COUNTY CLERK

DATE: 09/06/2022 10:47 AM PG: 1 OF 3

THE GRANTOR, 1814-16 N. WILMOT LLC, an limited liability company, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to DENNIS VOS AND ABIGAIL VOS, husband and wife, as tenants by the entirety, of 2028 W. Le Moyne St., Chicago, IL 60622, the following Real Estate sturted in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit A Cort's Office

14-31-312-016-0000 Property Index Number:

Common Address: 1812 N. Wilmot Ave.

Chicago, IL 60647

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the House and the Property); (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) utility easements, whether recorded or unrecorded; (f) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Buyer.

CH 21954011329CP 192CAN

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IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 26 day of August, 2022

1814-16 N. WILMOŢ LLC

an Illinois limited limitity company

By: Name: Michael Walczak

Its: Manager

STATE OF: ILLINOIS

)SS

COUNTY OF: COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Michael Welczak, personally known to me to be the Manager of 1814-16 N. WILMOT LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrurient appeared before me this day in person and acknowledged that as such Manager they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for he uses and purposes therein set forth.

GIVEN under my hand and official seal, this

day of August, 2022.

OFFICIAL SEAL STEVEN E MOLTZ NOTARY PUBLIC - STATE OF ILLINOIS

NOTAR'

Prepared By:

Steven E. Moltz PALMISANO & MOLTZ 19 S. LaSalle St., Suite 900 Chicago, IL 60603

KEAL FAIA	IE IKANSFER	IAX
400	40.00	

30-Aug-2022 934.00



COUNTY: ILLINOIS: TOTAL:

1,868.00 2,802.00

14-31-312-016-0000

20220701676449 | 1-356-393-040

REAL ESTATE TRANSFER TAX		30-Aug-2022
	CHICAGO:	14,010.00
# 29 1	CTA:	5,604.00
	TOTAL:	19,614.00 *

14-31-312-016-0000 20220701676449 1-077-471-824

^{*} Total does not include any applicable penalty or interest due.

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 64 IN BLOCK 16 IN PIERCE'S ADDITION TO HOLSTEIN, IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-31-312-016-0000

Tess:

Toberty of Colinia Clerk's Office 1812 N. Wilmot Ave. Common Address: