

UNOFFICIAL COPY

Doc#: 2225012204 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2022 08:33 AM Pg: 1 of 4

Dec ID 20220701669254
ST/CO Stamp 0-932-616-784 ST Tax \$187.00 CO Tax \$93.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND
ADDRESS)

Donald F Koziol
2101 S Elmwood Dr
Berwyn, IL 60402

OC 22017502

Fidelity National Title

(The Above Space for Recorder's Use Only)

THE GRANTOR Donald F Koziol, ~~surviving joint tenant~~, of 2101 S Elmwood Dr, Berwyn, IL 60402 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 JADA Penn Holdings LLC, an Illinois Limited Liability Company, in fee simple forever, 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): 16-19-423-012-0000

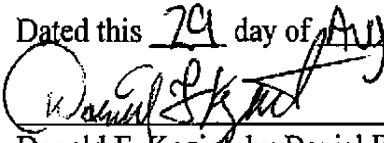
Property Address: 1935 Elmwood Ave., Berwyn, IL 60402

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.

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Dated this 29 day of Aug, 2022.

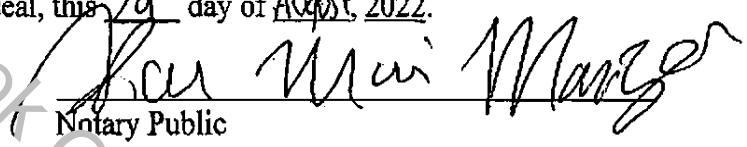


Donald F. Koziol, by Daniel F. Koziol, his attorney in fact

STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I Karen Marin-Manzo, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Daniel F. KOZIOL, ~~Donald F. Koziol~~ 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, sealed and delivered in the 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.

Given under my hand and notarial seal, this 29 day of August, 2022.



Notary Public



THIS INSTRUMENT PREPARED BY
Ashley Pipal
DIAZCASE LAW
7100 16th Street
Berwyn, IL 60402

GRANTEE'S ADDRESS



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

DiazCase Law
7100 16th St
Berwyn, IL 60402

JADA Penn Holdings LLC
2108 Ridgeland Ave
Berwyn, IL 60402

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REAL ESTATE TRANSFER TAX		02-Sep-2022
	COUNTY:	93.50
	ILLINOIS:	187.00
	TOTAL:	280.50
16-19-423-012-0000		20220701669254
		0-932-616-784

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

LOT 48 (EXCEPT THE SOUTH 11 FEET THEREOF), AND LOT 49 (EXCEPT THE NORTH 15 FEET THEREOF), IN BERWYN MANOR, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office