

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2225719070 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2022 11:46 AM Pg: 1 of 2

Dec ID 20220801616790
ST/CO Stamp 0-429-509-200 ST Tax \$585.00 CO Tax \$292.50
City Stamp 0-643-680-848 City Tax: \$6,142.50

**THIS INDENTURE WITNESSETH,
THAT THE GRANTOR(S):**

**DANIEL CHELARIU, married to
Bristena Chelariu, for and in
consideration of the sum of One
Dollar and other good and valuable
considerations, the receipt
of which is hereby acknowledged,
CONVEYS and WARRANTS to:**

THIS SPACE FOR RECORDER'S USE ONLY

2315 Kenneth LLC, an Illinois limited liability company,

THE PROPERTY LEGALLY DESCRIBED AS FOLLOWS:

**LOTS 40 AND 41, IN BLOCK 1 IN GRANDVIEW, BEING A SUBDIVISION OF BLOCKS 1, 2
AND 3 IN K.K.JONES' SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP
40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.**

COMMONLY KNOWN AS: 3339 N. Ridgeway Avenue, Chicago, Illinois 60618

PIN: 13-23-322-007-0000

**SUBJECT TO: 2021 taxes and subsequent real estate taxes, easements, covenants, restrictions
and reservations of record;**

**situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue
of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD
PROPERTY.**

22151742 1/3
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

UNOFFICIAL COPY

Dated this 05 day of August, 2022.



DANIEL CHELARIU, Grantor

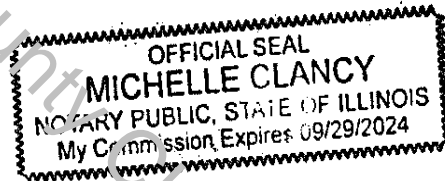
STATE OF ILLINOIS)
)SS
COOK COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT: **DANIEL CHELARIU**, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE, SEALED AND DELIVERED THE 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.

Given under my hand and Notarial Seal,

this 5 day of August, 2022.


NOTARY PUBLIC





FUTURE TAXES TO:


2315 Kenneth LLC
3339 N Ridgeway Avenue
Chicago, IL 60618

RETURN TO:

2315 Kenneth LLC
3339 N Ridgeway Avenue
Chicago, IL 60618

This document prepared by: Hardyman | Diverde
124 N. Water Street, Suite 100, Rockford, IL 61107; (815) 964-8888

REAL ESTATE TRANSFER TAX		24-AUG-2022
	COUNTY:	292.50
	ILLINOIS:	585.00
	TOTAL:	877.50
13-23-322-007-0000 20220801616790 0-429-509-200		

REAL ESTATE TRANSFER TAX		24-AUG-2022
	CHICAGO:	4,387.50
	CTA:	1,755.00
	TOTAL:	6,142.50 *
13-23-322-007-0000 20220801616790 0-643-680-848		
* Total does not include any applicable penalty or interest due.		