

UNOFFICIAL COPY

Doc#. 2231149247 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/07/2022 04:14 PM Pg: 1 of 3

WARRANTY DEED

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AFTER RECORDING RETURN TO:

Dec ID 20221001672964
ST/CO Stamp 1-216-874-832 ST Tax \$542.00 CO Tax \$271.00
City Stamp 0-143-133-008 City Tax: \$5,691.00

CANALIA & CLARK ATTORNEYS AT LAW
M.W. BRADY LAW FIRM
8840 Calumet Avenue Suite 205
Munster, IN 46321-2546

SEND SUBSEQUENT TAX BILLS TO:

Christian Pappas
10456 S. Seeley
Chicago, IL 60643

Daniel J

22GNW 23402524'12

THE GRANTOR, 2738 W North Avenue LLC, a limited liability company of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Convey and Warrant, to Daniel J Pappas, a single man of 10456 S. Seeley, Chicago, IL 60643, as the following described real estate, to wit:

SEE ATTACHED LEGAL DESCRIPTION

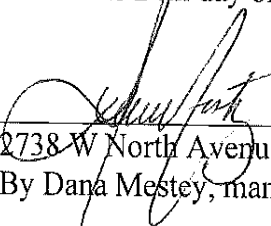
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject only to general real estate taxes not yet due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Tax Identification No.(s): 13-36-425-039-0000
Property Address: 2738 W North Avenue, Chicago, IL 60647-9500

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Dated this 24th day of October, 2022

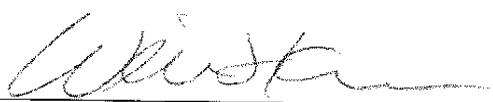


 2738 W North Avenue LLC,
 By Dana Mestey, manager

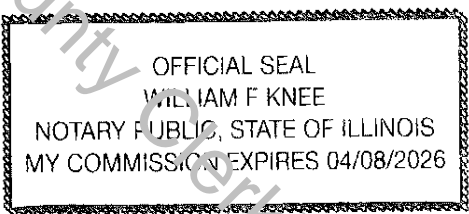
State of Illinois)
)
 County of Cook) SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Dana Mestey, manager of 2738 W North Avenue LLC, is 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 the said instrument as his free and voluntary acts for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this 24th day of October, 2022



 Notary Public



 AFFIX TRANSFER STAMPS ABOVE
 or

This transaction is exempt from the provisions of paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

_____ Date: _____
 Seller or Representative

This instrument prepared by:
 William F. Knee
 THE KNEE LAW FIRM, LTD.
 103 W. Prospect Ave
 Mount Prospect, IL 60056

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LEGAL DESCRIPTION

FOR THE PROPERTY COMMONLY KNOWN AS: 2738 W North Avenue, Chicago, IL
60647-9500

LOT 68 IN HOSMER AND ROGER'S SUBDIVISION OF BLOCK 7 IN BORDEN'S
SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP
40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

PIN: 13-36-425-039-0000

Property of Cook County Clerk's Office