

# UNOFFICIAL COPY

Doc#: 2233516035 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/01/2022 02:16 PM Pg: 1 of 2

## Warranty Deed

ILLINOIS

Dec ID 20221101696795  
ST/CO Stamp 2-072-155-472 ST Tax \$70.00 CO Tax \$35.00  
City Stamp 0-998-413-648 City Tax: \$735.00

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Howard Rosenstein and Deena Rosenstein, husband and wife of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee-s) Shangri La Enterprises, LLC as limited liability company of Bellevue, WA, Illinois, 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 here of.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 20-29-217-001

Address(es) of Real Estate: 7340 S. Aberdeen, Chicago, IL 60621

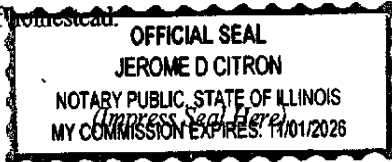
The date of this deed of conveyance is November 22ND, 2022.

X Howard Rosenstein  
Howard Rosenstein

X Deena Rosenstein  
Deena Rosenstein

State of Illinois, County of LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Howard Rosenstein and Deena Rosenstein personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



(My Commission Expires 11-1-26)

Given under my hand and official seal on November 22nd, 2022.

Jerome D Citron  
Notary Public

10/2  
CH 22017228

FIDELITY NATIONAL TITLE

PROPERTY OF Cook County Clerk's Office


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## LEGAL DESCRIPTION

For the premises commonly known as:  
7340 S. Aberdeen St., Chicago, IL 60621



**Legal Description:**

LOT 17 IN BLOCK 1 IN SAMUEL EICHBERG'S SUBDIVISION OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		30-Nov-2022
	CHICAGO:	525.00
	CTA:	210.00
	<b>TOTAL:</b>	<b>735.00</b>

20-29-217-041-0000 | 20221101696795 | 0-998-413-648

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		30-Nov-2022
	COUNTY:	35.00
	ILLINOIS:	70.00
	<b>TOTAL:</b>	<b>105.00</b>

20-29-217-041-0000 | 20221101696795 | 2-072-155-472

**GRANTEE'S ADDRESS**

This instrument was prepared by  
Jerome D. Citron, Esq.  
120 West Madison  
Suite 701  
Chicago, IL 60602

Send subsequent tax bills to:  
Shangri La Enterprises, LLC  
17619 SE Cougar MNT Dr,  
Bellevue, WA 98006

Recorder-mail recorded document to:  
Darryl E. Robinson & Associates  
1507 E. 53<sup>rd</sup> St., Fl  
Chicago, IL 60615