

UNOFFICIAL COPY

Doc#: 2235728202 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2022 12:13 PM Pg: 1 of 3

Dec ID 20221201615073
ST/CO Stamp 1-468-947-792 ST Tax \$1,935.00 CO Tax \$967.50
City Stamp 0-476-814-672 City Tax: \$20,317.50

RECORDING COVER PAGE

Fidelity National Title

WARRANTY DEED

CH22024006

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS

FIDELITY NATIONAL TITLE
CH22024006

Above Space for Recorder's Use Only

THE GRANTOR between 1652 Bell LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transaction business in the State of Illinois, ~~party of the first part, and Deniz Tatargil and Emma Fencel, of 1854 W. Byron Street, Apt. #2 Chicago, IL 60613 as joint tenants with the right of survivorship, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the James Prendergast, its authorized member does CONVEY and WARRANT to Deniz Tatargil and Emma Fencel 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 hereof), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.~~ ** as joint tenants with the right of survivorship of 1652 N. Bell Ave., Chicago IL, 60647*

SUBJECT TO: General taxes for 2022 and subsequent years; covenants, conditions and restrictions of record, if any, which do not impair the use of the real estate as a residence; building lines, public utility easements, easements and setbacks, and the City of Chicago's Municipal and Zoning Code

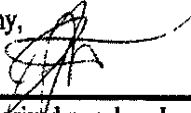
Permanent Real Estate Index Number(s): 14-31-328-031-0000

Address(es) of Real Estate: 1652 N. Bell Avenue Chicago Illinois 60647

The date of this deed of conveyance is 12/16/2022.

IN WITNESS WHEREOF, GRANTOR has executed this Deed and has caused its name to be signed by its authorized member, on the date stated herein.

1652 Bell LLC, an Illinois limited liability company,






Its authorized member, James Prendergast

State of Illinois

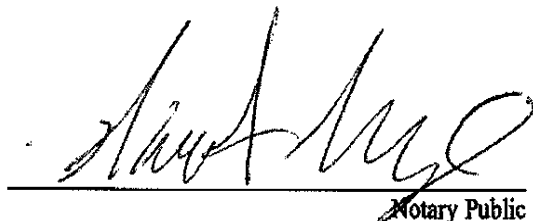
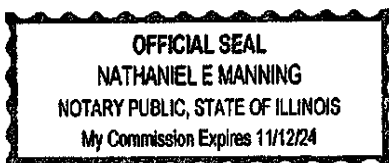
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Prendergast, personally known to me to be a member of 1652 Bell, LLC, an Illinois limited liability company, appeared before me this day in person, and severally acknowledged that as such and signed and delivered the said instrument pursuant to authority given by the company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

REAL ESTATE TRANSFER TAX		20-Dec-2022	
		COUNTY:	967.50
		ILLINOIS:	1,935.00
		TOTAL:	2,902.50
14-31-328-031-0000		20221201615073 1-468-947-792	

REAL ESTATE TRANSFER TAX		20-Dec-2022	
		CHICAGO:	14,512.50
		STATE:	5,805.00
		TOTAL:	20,317.50 *
14-31-328-031-0000		20221201615073 1-76-814-672	
* Total does not include any applicable penalty or interest due.			

Given under my hand and official seal 12/16/2022.


Notary Public

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LEGAL DESCRIPTION RIDER

For the premises commonly known as: 1652 N. Bell Avenue
Chicago, Illinois 60647

Legal Description:

LOT 5 AND THE SOUTH 1/2 OF LOT 4 IN BLOCK 2 IN MONROE'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

GRANTEES ADDRESS

This instrument was prepared by:
Bryan Lynch
Law Office of Bryan P. Lynch, P.C.
734 N. Wells Street
Chicago, IL 60654

Send subsequent tax bills to:
Deniz Tatargil and Emma Fencel
1652 N. Bell Avenue Chicago
Illinois 60647

Mail recorded document to:
~~Deniz Tatargil and Emma Fencel~~
~~1652 N. Bell Avenue Chicago~~
~~Illinois 60647~~

Steven K. Norgaard
493 Duane Street # 400
Glen Ellyn, IL 60137