

UNOFFICIAL COPY

Doc#: 2301916002 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2023 09:27 AM Pg: 1 of 6

Dec ID 20221201623438
ST/CO Stamp 0-111-526-736 ST Tax \$510.00 CO Tax \$255.00
City Stamp 0-616-678-224 City Tax: \$5,355.00

WARRANTY DEED-ILLINOIS STATUTORY

GRANTORS, Lance Friedman, a single man, and John C. Newman, a married man,* of the city of Chicago, state of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Tybec, LLC, an Illinois limited liability company, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

PIN: 13-22-309-056-0000 and 13-22-309-048-0000
CKA: 3400 N KNOX AVE, CHICAGO, IL 60641.

Which, with the properties herein described, is referred to herein as the "Premises." Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes not yet due and payable at the time of Closing.

* Subject property is not homesteaded to the grantors or his spouse

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FIDELITY NATIONAL TITLE

CH22029145

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Dated this 27th day of December, 2022.

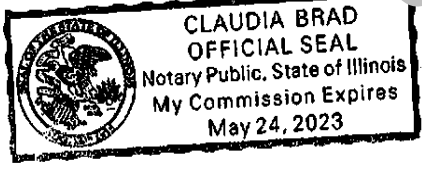
[Signature] Lance Friedman

John C. Newman John C. Newman

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said country and state,, CERTIFY THAT Lance Friedman, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of December, 2022.

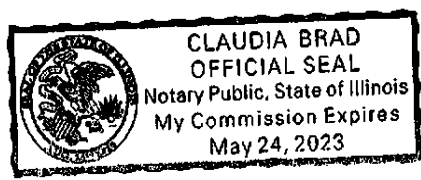


[Signature] (Notary Public)

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said country and state,, CERTIFY THAT John C. Newman, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of December, 2022.



[Signature] (Notary Public)

Page 2 of 3
Warranty Decd pg 2
PIN 13-22-309-056-0000
13-22-309-048-0000

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GRANTEE'S ADDRESS &

MAIL TO: TyBec LLC
3418 N. Knox Ave
Chicago IL 60641

SEND SUBSEQUENT TAX BILLS TO:

Prepared by: Law Offices of Renee Meltzer Kalman, P.C., 100 N. LaSalle Street, Ste 1605, Chicago, IL 60602.

Property of Cook County Clerk's Office

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EXHIBIT A

Order No.: CH22029145

For APN/Parcel ID(s): 13-22-309-056-0000 and 13-22-309-048-0000

For Tax Map ID(s): 13-22-309-056-0000 and 13-22-309-048-0000

LOTS 3 AND 4 IN BLOCK 3 IN E. L. SMITH'S ADDITION TO IRVING PARK, A SUBDIVISION IN THE NORTH 1/2 OF THE EAST 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DOCUMENT 104530, IN BOOK AS DOCUMENT 7672, IN BOOK 1 OF PLAT PAGE 13, IN COOK COUNTY, ILLINOIS

ALSO

A PART OF LOT 2 IN BLOCK 3 IN E. L. SMITH'S ADDITION TO IRVING PARK, BEING THE NORTH 1/2 OF THE EAST 40 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 5 ACRES) WHICH PART OF LOT 2 IS PREVIOUSLY OCCUPIED BY BUILDING STRUCTURE AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 2, WHICH IS 6.91 FEET EAST FROM THE SOUTHWEST CORNER THEREOF AND AT THE WEST FACE OF A BRICK BUILDING AND RUNNING THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 2, AND ALONG THE SAID WEST FACE OF BUILDING, A DISTANCE OF 3.0 FEET TO THE NORTHWEST CORNER OF SAID BUILDING; THENCE EAST ALONG THE NORTH FACE OF SAID BUILDING, A DISTANCE OF 25.23 FEET TO ANOTHER CORNER OF SAID BUILDING WHICH IS 2.75 FEET NORTH FROM SAID SOUTH LINE OF LOT 2; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF LOT 2 AND ALONG AN EAST FACE OF SAID BUILDING, A DISTANCE OF 2.43 FEET TO AN ANGLE IN SAID BUILDING WHICH IS 0.32 FEET NORTH FROM SAID SOUTH LINE OF LOT 2; THENCE EAST ALONG ANOTHER NORTH FACE OF SAID BUILDING, A DISTANCE OF 21.97 FEET TO ANOTHER CORNER OF SAID BUILDING WHICH IS 0.26 FEET NORTH FROM SAID SOUTH LINE OF LOT 2; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF LOT 2 AND ALONG THE EAST FACE OF SAID BUILDING, A DISTANCE OF 0.26 FEET TO SAID SOUTH LINE OF LOT 2, AND THENCE WEST ALONG A SOUTH LINE OF LOT 2, A DISTANCE OF 47.20 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

04-Jan-2023



| | |
|-----------------|------------|
| CHICAGO: | 3,825.00 |
| CTA: | 1,530.00 |
| TOTAL: | 5,355.00 * |

13-22-309-056-0000 | 20221201623438 | 0-616-678-224

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

04-Jan-2023



| | |
|-----------|--------|
| COUNTY: | 255.00 |
| ILLINOIS: | 510.00 |
| TOTAL: | 765.00 |

13-22-309-056-0000

20221201623438

0-111-526-736