

# UNOFFICIAL COPY

**Warranty Deed  
Statutory (ILLINOIS)  
General**

Doc#: 2302746000 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/27/2023 09:12 AM Pg: 1 of 2

Dec ID 20230101641192  
ST/CO Stamp 1-320-519-504 ST Tax \$1,227.50 CO Tax \$613.75  
City Stamp 0-942-245-712 City Tax: \$12,888.75

182  
**TRULY**  
TITLE  
22013842-20

Above Space for Recorder's Use Only

**THE GRANTOR, BNA HOLDINGS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**, duly organized and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the state where the following describe real estate is located, for and in consideration of (\$10.00) Ten Dollars, in hand paid, **CONVEY** and **WARRANT** to **SHANE RYAN VALDEZ AND TAYLOR RAE POWERS**, as joint tenants, of \*, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: \* 155 Peoria St, Chicago, IL 60617

**LOT 164 IN GIVINS AND GILBERT'S SUBDIVISION OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 46 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number (PIN): 13-25-134-018-0000

Address(es) of Real Estate: 2905 W. George St., Chicago, IL 60618

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

**SUBJECT TO:** General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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Dated this 19th day of January 2023.

PLEASE 8-4-23  
BNA Holdings, LLC  
Signed by: Evelyn Buckley  
Its: Manager

PRINT OR  
TYPE NAME  
BELOW  
SIGNATURE(S)  
Evelyn Buckley

State of Illinois, County of Cook ss I, the undersigned, a Notary Public, In and for said County, in the State aforesaid, DO HEREBY CERTIFY Evelyn Buckley, is personally known to me to be the same persons whose names 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 the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of January 2023.

Commission expires 5/11/2024,  
[Signature]  
NOTARY PUBLIC

This instrument was prepared by:  
The Real Property Law Group, PC, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:  
Shane Valdez/Taylor Powers  
2905 W. George St.  
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:  
Shane Valdez/Taylor Powers  
2905 W. George St.  
Chicago, IL 60618

OR

Recorder's Office Box No. \_\_\_\_\_

