

UNOFFICIAL COPY

Doc#: 2304610071 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2023 11:23 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20230101638844
ST/CO Stamp 2-073-720-656 ST Tax \$318.00 CO Tax \$159.00
City Stamp 0-999-978-832 City Tax: \$3,339.00

The Grantor, **ACCEL CAPITAL LLC**, a limited liability company organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to the Grantee, **Valjean Burton Green**, of Chicago, IL, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit: *1416 W. Garfield, 60609*

LOTS 19 AND 20 IN BLOCK 68 IN WASHINGTON HEIGHTS, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 13 ALL OF BLOCK 14 LOTS 7 TO 63 INCLUSIVE IN BLOCK 20, LOTS 1 AND 2 IN BLOCK 21 AND ALL OF BLOCKS 24, 25, 28 AND 29 ALL IN SECTIONS 18 AND 19 ALSO A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20 AND THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, EAST OF PROSPECT AVENUE ALL IN TOWNSHIP 37 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK ILLINOIS

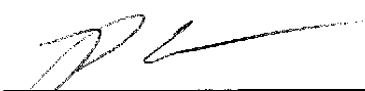
Permanent Index Number: 25-19-210-023-0000
25-19-210-024-0000

Address of Real Estate: 11234 S. Church *Street* Chicago, IL 60643

SUBJECT TO: General real estate taxes not due and payable at the time of closing and any and all covenants, conditions, easements, restrictions and any other matters of record.

DATED this 23rd day of JANUARY, 2023

FIDELITY NATIONAL TITLE
FIDELITY NATIONAL TITLE CC22028250



Accel Capital LLC
By: Peter Chrysanthou (Principal, Accel Capital LLC)

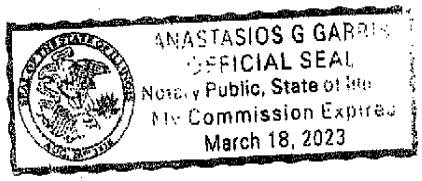
1/16/23

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State of Illinois)
) SS
County of DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Peter Chrysanthou**, personally known to me as the Manager of **Accel Capital LLC**, and 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 he signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23RD day of January, 2023.



Anastasios G. Garbis (Notary Public)

This instrument was prepared by: Anastasios G. Garbis, Garbis Law, LLC, 3 Grant Square; Suite 270, Hinsdale, IL 60521.

MAIL RECORDED INSTRUMENT TO:
Valjean Burton Green
11234 S. Church St
Chicago, IL 60643

SEND SUBSEQUENT TAX BILLS TO:
SAME
←