

# UNOFFICIAL COPY

Doc#: 2307346023 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/14/2023 09:46 AM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20230201660109  
ST/CO Stamp 1-284-907-216 ST Tax \$401.00 CO Tax \$200.50  
City Stamp 2-059-706-576 City Tax: \$4,210.50

AFTER RECORDING, MAIL TO:  
3039-41 W Lyndale LLC  
524 N. Western Ave.  
Chicago, IL 60612

GRANTOR, Christine F. Bychowski and Brian J. Bychowski, divorced from each other and not since remarried, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to the GRANTEE, 3039-41 W Lyndale LLC, an Illinois based entity, the following described real estate situated in the County of Cook, State of Illinois to-wit:

### LEGAL DESCRIPTION:


LOT 13 IN BLOCK 4 IN J. JOHNSTON JR.'S SUBDIVISION OF 9 ACRES IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3041 W. Lyndale St., Chicago, IL 60647



PERMANENT INDEX NUMBERS: 13-36-108-026-0000

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and public and utility easements of record, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

REAL ESTATE TRANSFER TAX	08-Mar-2023
 CHICAGO:	3,007.50
CTA:	1,203.00
TOTAL:	4,210.50 *

13-36-108-026-0000 | 20230201660109 | 2-059-706-576  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	08-Mar-2023
 COUNTY:	200.50
 ILLINOIS:	401.00
TOTAL:	601.50

13-36-108-026-0000 | 20230201660109 | 1-284-907-216

# UNOFFICIAL COPY

DATED 02/17/2023

*Christina F. Bychowski*

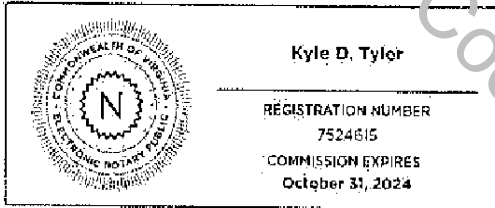
Christina F. Bychowski

State of Virginia  
County of Loudoun

SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above-named person(s) 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 said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 02/17/2023



*KDT*  
NOTARY PUBLIC

\_\_\_\_\_ (SEAL)

Notarized online using audio-video communication

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

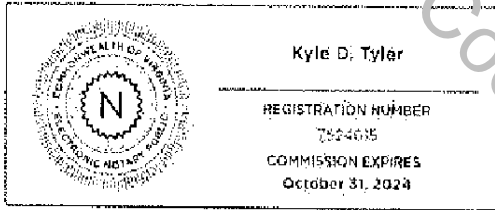
DATED 02/16/2023

Brian J. Bychowski  
Brian J. Bychowski

State of Virginia )  
County of Loudoun ) ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above-named person(s) 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 said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 02/16/2023



KDT (SEAL)  
NOTARY PUBLIC

This document prepared by:

Notarized online using audio-video communication

Robert Daniel Connealy  
Musillami & Connealy, LLC  
220 N. Green St.  
Chicago, IL 60607

Send future tax bills to:  
3039-41 W Lyndale LLC  
524 N. Western Ave.  
Chicago, IL 60612

PROPERTY OF COOK COUNTY CLERK'S OFFICE