

7
UNOFFICIAL COPY



WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUALS)

Doc# 2308110006 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/22/2023 09:39 AM PG: 1 OF 2

Mail To:

Frank Jaffe
JAFFE & BERLIN, L.L.C.
111 W. Washington Street, Suite 900
Chicago, IL 60602

Name and Address of Taxpayer:

Thomas Derhake and Katrina Derhake
3807 N. Seeley Ave.
Chicago, IL 60618

RECORDERS STAMP

THE GRANTOR, **3807 N. SEELEY LLC**, duly organized and validly existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to: **THOMAS DERHAKE AND KATRINA DERHAKE**, husband and wife, as tenants by the entirety, of 3543 N. Janssen Ave., Chicago, Illinois 60657, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 3 IN GRAY'S SEELEY AVENUE SUBDIVISION OF LOTS 1 TO 5 BOTH INCLUSIVE AND VACATED ALLEY NORTH AND ADJOINING SAID LOTS IN THE SUBDIVISION OF LOTS 24 TO 28, BOTH INCLUSIVE, IN THE OGDEN ESTATE SUBDIVISION OF BLOCK 13 IN THE SUBDIVISION OF SECTION 19 (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF), ALL IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-19-115-015-0000

Common Address: 3807 N. SEELEY AVE.
CHICAGO, IL 60618

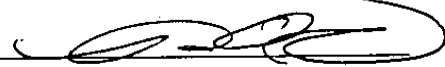
SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) covenants, conditions, restrictions, encroachments, and easements of record (none of which shall in any way affect the use and occupancy of the House and the Property); (d) acts done or suffered by Buyer or anyone claiming through Buyer; (e) utility easements, whether recorded or unrecorded; (f) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Buyer.

22GSA011418LP
UTM 1012

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 15 day of March 2023.

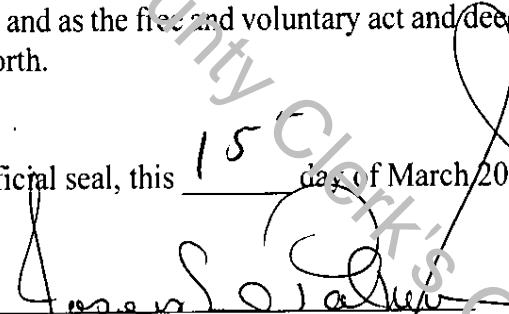
3807 N. SEELEY LLC,
an Illinois limited liability company

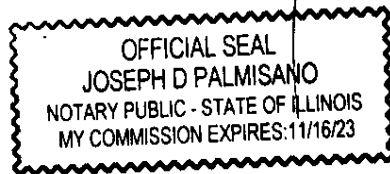
By: 
Name: Stephen O'Neill
Its: Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Stephen O'Neill, personally known to me to be the Manager of **3807 N. SEELEY LLC, an Illinois limited liability company**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.


GIVEN under my hand and official seal, this 15 day of March 2023.


NOTARY PUBLIC





Prepared By:

Steven E. Moltz
PALMISANO & MOLTZ
3201 Old Glenview Rd., Suite 325
Wilmette, IL 60091

REAL ESTATE TRANSFER TAX		20-Mar-2023
	CHICAGO:	19,500.00
	CTA:	7,800.00
	TOTAL:	27,300.00 *

14-19-115-015-0000 | 20230301665599 | 1-314-949-328
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		20-Mar-2023
	COUNTY:	1,300.00
	ILLINOIS:	2,600.00
	TOTAL:	3,900.00

14-19-115-015-0000 | 20230301665599 | 0-255-822-032