

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Limited Liability Company)

Doc#: 2310255035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2023 10:13 AM Pg: 1 of 2

Dec ID 20230301682535
ST/CO Stamp 1-235-330-256 ST Tax \$102.00 CO Tax \$51.00

(The Above Space for Recorder's Use Only)

THE GRANTOR(S): The Grantor(s), **JEANNETTE BIRNBACH, MARRIED TO GEORGE BIRNBACH** of the City of Woodinville, County of King, State of Washington, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby, **CONVEYS** and **WARRANTS** to **CHI LAKESIDE HOLDINGS LLC.** of 1601 South Michigan Avenue, Chicago IL 60616, an Illinois Limited Liability Company, organized under the state laws of Illinois, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, in the State of Illinois, to wit:

LOTS 14 AND 15 IN BLOCK 1 IN CALUMET SIBLEY CENTER FIRST ADDITION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 29-10-225-028-0000 and 29-10-225-029-0000

Address(es) of Real Estate: 14844 Cottage Grove Ave, Dolton, Illinois 60419

SUBJECT TO: to all easements, rights-of-way, protective covenants, and mineral reservations of record, if any. Covenants, conditions and restrictions of records, General taxes for the year 2022/2023 and subsequent years including taxes which may accrue be reason of new or additional improvements during the years 2022/2023.

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 same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby convent with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

FIDELITY NATIONAL TITLE CH23005443

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Dated this 3rd day of APRIL 2023

Jeannette Birnbach (SEAL)
JEANNETTE BIRNBACH

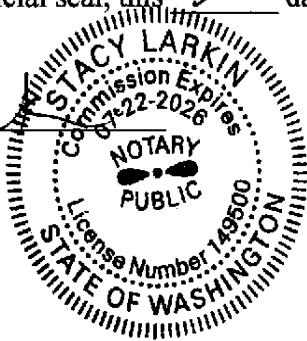
**THIS IS NOT HOMESTEAD PROPERTY
AS TO GEORGE BIRNBACH**

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

I, undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JEANNETTE BIRNBACH is personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3rd day of APRIL 2023.

Stacy Larkin
Notary Public



Commission expires: 7-22-2026

This instrument was prepared by Frank L. Vosholler 16362 Caraway Ct. Lockport, IL 60411

SEND SUBSEQUENT MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

CHI Lakeside Holdings LLC
1601 Michigan Ave. # 205
Chicago, IL 60616

CHI Lakeside Holdings LLC
1601 Michigan Ave. # 205
Chicago, IL 60616

VILLAGE OF DOLTON
WATER / REAL PROPERTY TRANSFER TAX No. 25239
ADDRESS 14844 Cottage Cr.
ISSUE 4/7/23 EXPIRED 5/7/23
AMT 56.60
TYPE Warranty JD Alden
VILLAGE COMPTROLLER