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Doc# 2311529130 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/25/2023 12:02 PM Pg: 1 of 5

Dec ID 20230401691739
ST/CO Stamp 1-700-824-272 ST Tax \$1,090.00 CO Tax \$545.00
City Stamp 1-288-537-296 City Tax: \$11,445.00

WARRANTY DEED

PT 23-91218 1/2

Grantors, Gregor Gruenthaer and Elizabeth Pena, husband and wife, of 4119 N. Whipple Street, Chicago, IL, for and in consideration of Ten and ⁰⁰/₁₀₀ Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Greg Firestone and Martha Martinez-Firestone, husband and wife as Tenants by the Entirety, of Chicago, IL the Real Estate located at and commonly known as:

4119 N. Whipple Street, Chicago, Illinois 60613;

P.I.N.: 13-13-319-011-0000 AKA 13-13-319-046-0000

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

PROPER TITLE, LLC

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Mail Deed:

Greg FIRESTONE
4119 N. Whipple St
Chicago, IL 60618

Mail Tax Bill:

Greg FIRESTONE
4119 N. Whipple St
Chicago, IL 60618

This instrument was prepared by:
Nimit Bammi, Esq
Bammi Law Group LLC
203 N. LaSalle Street, Suite 2100
Chicago, Illinois 60601

Property of Cook County Clerk's Office

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Elizabeth Pena
Elizabeth Pena

STATE OF IL)
) SS.
COUNTY OF DUPAGE

I, PATRICK H. KENNEDY, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Elizabeth Pena, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 29 day of MARCH, 2023.




Property Book County Clerk's Office

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Gregor Gruenthaler

GREGOR GRUENTHALER

STATE OF IL
COUNTY OF COOK SS.

I, Claudia L Giraldo, a notary public in and for said County, in the State of IL

DO HEREBY CERTIFY that Gregor Gruenthaler, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 24th day of March, 2023.



Claudia L Giraldo
NOTARY PUBLIC

Notary of Cook County Clerk's Office

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Exhibit A - Legal Description

Lot 32 in Block 3 in Fields Boulevard Addition to Irving Park, a Subdivision of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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