

PT 23 - 90365
1 of 2

UNOFFICIAL COPY

Doc#: 2313713243 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2023 04:01 PM Pg: 1 of 3

Dec ID 20230501609637
ST/CO Stamp 2-056-110-800 ST Tax \$553.00 CO Tax \$276.50
City Stamp 2-042-766-032 City Tax: \$5,806.50

WARRANTY DEED ILLINOIS STATUTORY JOINT TENANCY

(The Above Space for Recorder's Use Only)

THE GRANTORS Edward J. Kunin and Rhoda L. Burstein, a married couple, of 566 West Stratford Place, Chicago, IL 60657 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Joel Mullenburg, unmarried and Justin DeJong, unmarried, not as tenants by the entirety, nor as tenants in common, but as joint tenants with the right of survivorship, the following described real estate situated in the County of , in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-21-305-023-0000

Property Address: 566 West Stratford Place, Chicago, IL 60657

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this 14 day of April, 2023.

X Edward J. Kunin
Edward J. Kunin

X Rhoda L. Burstein
Rhoda L. Burstein

STATE OF Illinois)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Edward J. Kunin and Rhoda L. Burstein, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14 day of April, 2023.

Cynthia Ramirez
Notary Public



THIS INSTRUMENT PREPARED BY

Michelle Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:
Stuart M Sheldon
Stone Pogrud & Korey LLC
1 East Wacker Drive
Suite 2610
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
Joel Muffenburg
566 West Stratford Place
Chicago, IL 60657

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

The Southeasterly 45.97 feet of Lot 12 in the Subdivision of Block 13 in Hundley's Subdivision of Lots 3 to 21 and 33 to 37, all inclusive, in Pine Grove, a Subdivision in Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; also

Parcel 2:

Perpetual easements for the benefit of Parcel 1 granted by warranty deed dated November 1, 1950 and recorded July 9, 1951 as document number 15117827, for light and air and for ingress and egress and passageway over and upon, and for the installation, maintenance and repair of utilities, public and private, (including but not by way of limitation of the foregoing, sewers, water, gas, telephone and electricity) under the surface of the Northeasterly 8 feet and the Southwesterly 3 feet of Lot 12 (except that part of said lot above described) and for light and air over and upon and for the installation, maintenance and repair of utilities, public and private including but not by way of limitation of the foregoing, sewers, water, gas telephone and electricity) under the surface of the Southwesterly 8 feet of Lot 11 in the Subdivision of Block 13 in Hundley's Subdivision of Lot 3 to 21 and 33 to 37, all included, in Pine Grove, a Subdivision in fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

14-21-305-023-0000