UNOFFICIAL COPY

Doc#. 2314613197 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/26/2023 02:26 PM Pg: 1 of 3

Dec ID 20230501612710

ST/CO Stamp 1-622-381-264 ST Tax \$550.00 CO Tax \$275.00

City Stamp 1-573-540-560 City Tax: \$5,775.00

PROPER TITLE, LLC

PT 23-91449 75

WARRANTY DEED

The Grantor, Jennifer Chaplin, a single person, of the Village of Glen Ellyn, County of DuPage, State of Illinois, for and in consideration of Ter and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to Grantees:

Austin Morgan, a single person and Lynsey Ellingwood, a single person 5923 North Winthrop Avenue, Unit 3S Chicago, Illinois 60660

not as tenants in common but as joint tenants the following described real estate situated in the County of Cook, in the State of Illinois:

[see Exhibit A attached hereto]

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 cuilding 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 yet due and payable at the time of Closing.

Real Estate Permanent Index Number: 13-05-113-012-0000

Address of Real Estate: 6135 North Melvina Avenue, Chicago, Illinois 60646

Dated May 1,2023

Jennife Chaplin

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State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Jennifer Chaplin personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, and acknowledged that she signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of May, 2023

OFFICIAL SEAL **CLAIRE DEMOS** NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 1/30/2026

Mail To:

Andrew J. Pearson AJP Law Firm, LLC 411-East Business Center Drive Mount Prospect, Illinois 60056

Send Tax Bill To:

Serie of Cook County Clark's Office Austin Morgan and Lynsey Ellingwood 6135 North Melvina Avenue Chicago, Illinois 60646

This instrument was prepared by:

Barbara M. Demos Law Office of Barbara M. Demos, P.C. 4746 North Milwaukee Avenue Chicago, Illinois 60630

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Exhibit A

Legal Description

LOT 69 IN WILLIAM ZELOSKY'S FIRST ADDITION TO PARK VIEW CREST, BEING A SUBDIVISION OF PARTS OF LOTS 5 AND 6 AND ALL OF LOT 8 IN ASSESSOR'S SUBDIVISION OF THE NORTHEAST QUARTER AND PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Estate Permanent Index Number: 13-05-113-012-0000

Estate: 61.

County Or County Clark's Office Address of Real Estate: 6135 North Melvina Avenue, Chicago, Illinois 60646