

# UNOFFICIAL COPY

## Warranty Deed

Doc#: 2316506060 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/14/2023 09:43 AM Pg: 1 of 3

Dec ID 20230501634357  
ST/CO Stamp 1-874-434-768 ST Tax \$600.00 CO Tax \$300.00  
City Stamp 0-934-910-672 City Tax: \$6,300.00

Above Space for Recorder's Use Only

PT 23-91914 1/2

THE GRANTORS, **JAMES D. WALLS AND LANE T. WALLS**, married to each other, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO GRANTEE, **ALEX BIZER AND DENISE TOSSI**, a married couple, of the City of Chicago, State of Illinois, as Tenants by the Entirety, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

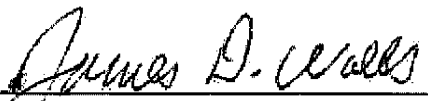
SUBJECT TO: General real estate taxes for the second installment of 2022 and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements;

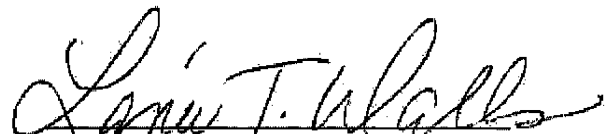
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Tax Number: 13-04-106-001-0000 & 13-04-106-002-0000

Address of Real Estate: 5169 W. Devon Avenue, Chicago, IL 60646

Dated: 5/18, 2023

  
James D. Walls

  
Lane T. Walls

PROPER TITLE, LLC

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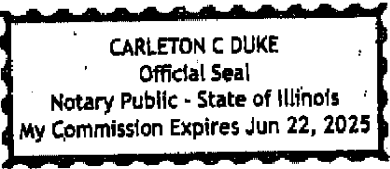
STATE OF Illinois )  
 )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **JAMES D. WALLS AND LANEE T. WALLS**, personally known to me to be the same individuals whose names are subscribed to the foregoing instrument, appeared before me this 18 day of May, 2023, in person, and acknowledged that they signed, sealed and delivered the said 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 official seal on 5/18, 2023:

Carleton C. Duke  
Notary Public

My Commission expires: 6-22-25



Prepared By:  
Collins & Burton, Ltd.  
1300 W. Belmont Ave., Ste. 405  
Chicago, Illinois 60657

After Recording Return to:  
Phillip Courci  
2 Northfield Plaza Ste 315  
Northfield, IL 60093

Send Subsequent Tax Bills to: Alek Biser  
5169 W. Devon Ave.  
Chicago IL 60646

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## Exhibit A - Legal Description

LOT 6 AND LOT 7 AND THE NORTHEAST 1/2 OF THE VACATED ALLEY ADJOINING LOTS 6 AND 7, ALL IN BLOCK 40, IN EDGEBROOK MANOR, BEING A SUBDIVISION OF LOTS 27, 32, 33, 34 AND 35, THAT PART OF THE SOUTHWEST 1/2 OF LOTS 38, ALL OF LOTS 39 WEST OF ROAD, ALL OF LOTS 40,41,42,43 AND 44, THE SOUTHWEST 1/2 OF LOT 45, ALL OF LOTS 47 TO 52 BOTH INCLUSIVE, IN THE SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVATION IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT CERTAIN PARTS) ACCORDING TO PLAT THEREOF REGISTERED ON MARCH 1, 1992 AS DOCUMENT NUMBER 148536, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office