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Doc# 2317229033 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/21/2023 11:39 AM PG: 1 OF 3

(Reserved for Recorders Use Only)

WARRANTY DEED

MAIL RECORDED DEED TO:

BEN ANDREWS
2220 N. KEYSTONE AVE #2
CHICAGO, IL 60639

MAIL TAX BILL TO:


Benjamin Andrews
2220 N. Keystone Ave.
Chicago, IL 60639

GRANTOR, Reserve House Properties, LLC and , an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Members and/or Managers of said limited liability company, CONVEY and WARRANT to Benjamin Andrews, UN MARRIED of 1452 N. ARTESIAN AVE, CHICAGO, to have and to hold, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 13-34-215-035-0000
Address of Real Estate: 2220 N. Keystone Ave., Chicago, IL 60639

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.

REAL ESTATE TRANSFER TAX		19-Jun-2023
	CHICAGO:	4,350.00
	CTA:	1,740.00
	TOTAL:	6,090.00

13-34-215-035-0000 | 20230401605694 | 0-913-938-128
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		19-Jun-2023
	COUNTY:	290.00
	ILLINOIS:	580.00
	TOTAL:	870.00

13-34-215-035-0000 | 20230401605694 | 1-076-795-088

Chicago Title

236NW7203978K R88 1002

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 2ND day of JUNE, 2023.

Brad Anastasia
Brad Anastasia, Manager of Reserve House Properties, LLC

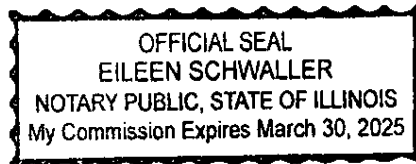
STATE OF ILLINOIS
COUNTY OF COOK) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Brad Anastasia, Manager of Reserve House Properties, LLC**, personally known to me to be a Member/Manager of the company, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Member/Manager, he/she/they signed and delivered the said instrument, pursuant to authority given by the Members/Managers of said company, as his/her/their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2ND day of JUNE, 2023.

Eileen Schwaller
Notary Public

PREPARED BY:
Dadkhah Law Group
7126 N. Lincoln Ave.
Lincolnwood, IL 60712



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CHICAGO TITLE
COMPANY

EXHIBIT "A" LEGAL DESCRIPTION

Order No.: 23GNW720397SK

For APN/Parcel ID(s) 13-34-215-035-0000

LOT 16 IN BLOCK 50 IN KENNEY'S ADDITION TO PENNOCK, BEING A SUBDIVISION OF THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP
40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office