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# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2318849074 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/07/2023 11:02 AM Pg: 1 of 2

Dec ID 20230501634274  
ST/CO Stamp 0-854-120-144 ST Tax \$585.00 CO Tax \$292.50  
City Stamp 0-317-249-232 City Tax: \$6,142.50

Mail to:

ESR Investments, LLC  
1227 Cuyler Ave.  
Berwyn, IL 60402

Name & Address of Taxpayer:

ESR Investments LLC

~~1305 N Kildare Ave~~ 1227 Cuyler Ave.  
~~Chicago, IL 60651-2304~~ Berwyn, IL 60402

(Space for Recorder's Use)

THE GRANTOR(S), LEDA LLC,

of the CITY of Chicago, County of Cook, State of IL

for and in consideration of 10 DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to  
THE GRANTEE(S), ESR Investments LLC, an Illinois Limited Liability Company

(Grantee's Address) <sup>1305</sup> 1305 N Kildare Ave, Chicago, IL 60651

of the CITY of Chicago, County of Cook, State of IL

in the form of ownership:

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

**LOT 11 IN R. J. REYNERTSON'S RESUBDIVISION OF THE WEST 1/2 OF LOT 13 AND LOTS 14 TO 37 IN  
BLOCK 7 IN BRITTON'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.**

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 16-03-225-021-0000

Property Address: 1305 N Kildare Ave, Chicago, IL 60651-2304

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Dated this 23 day of May, 2023

(Seal)

*Anhtrinh Tran*  
Anhtrinh Tran, as manager of LEDA LLC

(Seal)

(Seal)

(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
LEDA LLC

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 23rd day of May, 2023.

Farzaneh Haghighi F Haghighi  
Notary Public

(Seal)

My commission expires: Mar 14, 2026



COOK COUNTY ILLINOIS TRANSFER STAMP

or

Name & Address of Preparer:  
Theresa L. Panzica  
Law Office of Theresa L. Panzica  
2510 W Irving Park Rd. Unit A  
Chicago, IL 60618

Exempt under provisions of Paragraph  
Section 4, Real Estate Transfer Tax Act.  
Date:

Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).