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WARRANTY DEED

Doc#: 2318855065 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2023 11:00 AM Pg: 1 of 3

Dec ID 20230401602064
ST/CO Stamp 1-042-755-280 ST Tax \$500.00 CO Tax \$250.00
City Stamp 0-862-236-368 City Tax: \$5,250.00

The Grantors, **SHANE STANFORD, AND ANAMARIA WITASZCZYK, husband and wife**, of the City of Seattle, County of King, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to **ENTREGROUP, LLC, an Illinois limited liability company, of 3329 N. Hamilton Ave, Chicago, IL 60618**, the following described real estate situate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER


PIN: 13-35-705-034-0000

COMMONLY KNOWN AS: 1922 N. KELZIE AVE, CHICAGO, IL 60647

Subject only to the following, if any: 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 yet due and payable at the time of Closing;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, **FOREVER**.

Dated this 26 day of June, 2023.


SHANE STANFORD


ANAMARIA WITASZCZYK

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This Instrument Prepared By:

STEPHANIE A. ORZOFF
LEVIT & LIPSHUTZ
1120 W. BELMONT AVE.
CHICAGO, IL 60657

Send subsequent tax bills to:

ENTREGROUP, LLC
3329 N. HAMILTON AVE
CHICAGO, IL 60618

MAIL TO:

JEFFREY S MARKS
BUSSE & BUSSE P.C.
27 NORTH WACKER, SUITE 446
CHICAGO, IL 60606

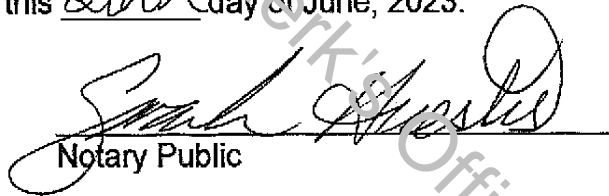
STATE OF WASHINGTON)

COUNTY OF King)

) SS:

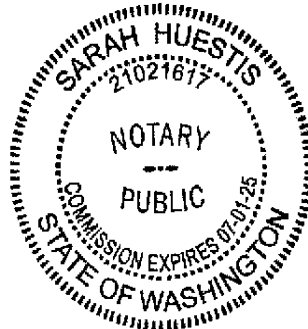
I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that **SHANE STANFORD AND ANAMARIA WITASZCZYK, husband and wife**, are personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 26th day of June, 2023.


Notary Public

My commission expires:

July 1, 2025



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LEGAL DESCRIPTION RIDER

LOT 42 IN BLOCK 1 IN WINKELMAN'S RESUBDIVISION OF BLOCKS 1 AND 12 IN E. SIMON'S ORIGINAL SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-35-405-034-0000

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Property of Cook County Clerk's Office