

1 of 3

Saturn Title LLC
2335624

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Doc#: 2319313069 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2023 10:52 AM Pg: 1 of 3

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Dec ID 20230701667346
ST/CO Stamp 1-120-976-592 ST Tax \$325.00 CO Tax \$162.50
City Stamp 0-194-297-552 City Tax: \$3,412.50

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Daniel Beutel, a SINGLE MAN, 3226 N. Page Ave. of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Brianna Lewandowski-Cruz and Tyler J. Kalina, both unmarried of 5130 W. Carmen Ave., Chicago, IL 60630

NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2022 2ND INSTALLMENT and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 12-23-429-081-0000 & PIN#

Property Address: 3226 N. Page Ave., Chicago, IL 60634

Dated 6/27 2023.



Daniel Beutel

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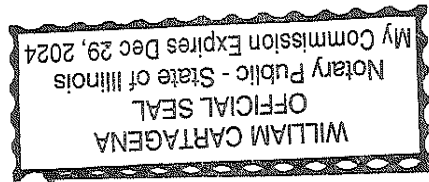
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DANIEL BEUTEL 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 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 27 day of JUNE, 2023.


Notary Public

My commission expires: 12/29/24



THIS DOCUMENT PREPARED BY:
Law Office of William Cartagena
1910 N. Hoyne Ave.
Chicago, IL 60647

MAIL TAX BILL TO:
Brianna Lewandowski-Cruz and Tyler J. Kalina
3226 N. Page Ave
CHICAGO, IL 60634

MAIL RECORDED DEED TO:
Brianna Lewandowski-Cruz and Tyler J. Kalina
3226 N. Page Ave
CHICAGO, IL 60634

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description: **LOT 8 (EXCEPT THE NORTH 12 FEET THEREOF) AND LOT 9 (EXCEPT THE SOUTH 13.5 FEET THEREOF) IN BLOCK 5 IN FEUERBORN AND KLODE'S BELMONT TERRACE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 LYING SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): **12-23-429-081-0000**

PIN#

PIN#

Property Address: **3726 N. Page Ave., Chicago, IL 60634**

Property of Cook County Clerk's Office