

UNOFFICIAL COPY

Doc#: 2319410060 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/13/2023 10:56 AM Pg: 1 of 3

Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

Dec ID 20230701666141
ST/CO Stamp 0-110-608-080 ST Tax \$1,695.00 CO Tax \$847.50
City Stamp 0-675-708-624 City Tax: \$17,797.50

GIT File # 41075501G

RECORDING COVER SHEET

COOK COUNTY

TYPE OF DOCUMENT: Warranty Deed

Re: 2724 West Agatite Ave., Chicago, IL 60625

PIN 13-13-227-020-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY**WARRANTY DEED (Illinois)**

THIS DEED is made as of the 5 day of
July, 2023, by and between

410755016 1/
2724 W AGATITE LLC **GIT**

("Grantor," whether one or more),

and

JUSTIN LANE AND NICOLE LANE,
HUSBAND AND WIFE, AS TENANTS
BY THE ENTIRETY

("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

LOT 57 IN BLOCK 29 IN THE FIRST ADDITION TO RAVENSWOOD MANOR, A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTH WEST QUARTER AND THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BETWEEN MANOR AND FAIRFIELD AVENUE AND SANITARY DISTRICT RIGHT-OF-WAY ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 1909 AS DOCUMENT 4407697 IN COOK COUNTY, ILLINOIS.

P.I.N.: 13-13-227-020-0000

COMMONLY KNOWN AS: 2724 WEST AGATITE AVE, CHICAGO, IL 60625

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2022 and subsequent years.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 5 day of July, 2023.

[Signature]
2724 W AGATITE LLC BY DANIEL CAHILL, ITS MANAGER

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Suite E, Lincolnwood, IL 60712

MAIL DEED TO: Christopher Titcomb, 134 N LaSalle St. Ste 1720 Chgo IL 60602

SEND SUBSEQUENT TAX BILLS TO: JUSTIN LANE AND NICOLE LANE
2724 WEST AGATITE AVE, CHICAGO, IL 60625

OR RECORDER'S OFFICE BOX NO. _____

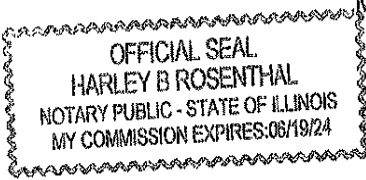
STATE OF IL)
COUNTY OF Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DANIEL CAHILL OF 2724 W AGATITE LLC, LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 5 day of July, 2023.

Notary Public [Signature]

My Commission Expires: 6-19-24



REAL ESTATE TRANSFER TAX		12-Jul-2023
	CHICAGO:	12,712.50
	CTA:	5,085.00
	TOTAL:	17,797.50 *

REAL ESTATE TRANSFER TAX		12-Jul-2023
	COUNTY:	847.50
	ILLINOIS:	1,695.00
	TOTAL:	2,542.50

13-13-227-020-0000 | 20230701666141 | 0-675-708-624
* Total does not include any applicable penalty or interest due.

13-13-227-020-0000 | 20230701666141 | 0-110-608-080