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Doc#: 2321433099 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/02/2023 11:50 AM Pg: 1 of 3

Dec ID 20230701685237
ST/CO Stamp 0-174-172-624 ST Tax \$460.00 CO Tax \$230.00
City Stamp 2-142-218-704 City Tax: \$4,830.00

ZofZ
FIRST AMERICAN TITLE WARRANTY DEED
FILE # AF1035182

THE GRANTOR, 1302 LAKE ST. LLC, an Illinois limited liability company, with an address of 9252 N. Kilbourn Ave., Skokie, Illinois, for and in consideration of *Ten and No/100 (\$10.00) Dollars*, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE, **MICHAEL D. GIBSON,** A Single Person, of Chicago IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Premises commonly known as and located at:
3103 W. Polk St.
Chicago, Illinois 60612

Permanent Real Estate Index Number(s): 16-13-312-025-0000

TO HAVE AND TO HOLD said premises.

SUBJECT TO: General Real Estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies.

THIS IS NOT HOMESTEAD PROPERTY

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IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on 28 day of July, 2023.

GRANTOR:

1802 LAKE ST. LLC, an Illinois limited liability company

By: _____
Name: Shawn Kohli
Title: Manager

STATE OF ILLINOIS)
)ss:
COUNTY OF COOK)

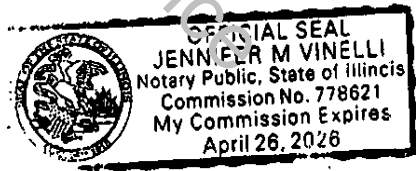
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shawn Kohli, the Manager of 1802 LAKE ST. LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28 day of July, 2023.

Notary Public

Mail all future tax bills to:
Michael Gibson
3103 W. Polk St.
Chicago IL, 60612

Mail recorded deed to:
3323 W. Maypole Ave
Apt. # C2 Chicago IL
60624



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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

LOT 2 IN BLOCK 3 IN P.W. SNOWHOOK'S DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:
3103 W. Polk St., Chicago, Illinois 60612
PIN: 16-13-312-025-0000

Property of Cook County Clerk's Office