

# UNOFFICIAL COPY

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Doc#: 2322828058 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/16/2023 12:45 PM Pg: 1 of 2

## WARRANTY DEED

Dec ID 20230801696307  
ST/CO Stamp 2-077-293-008 ST Tax \$375.00 CO Tax \$187.50  
City Stamp 1-570-372-048 City Tax: \$3,937.50

MAIL TO:

Navigant Law Group, LLC  
3030 W. Salt Creek Lane  
Ste 330  
Arlington Heights, IL 60005

GRANTORS, Ian Bennett and Renee Bennett, married, of 345 Piney Hill Ln., Tiller, OR 97484, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEYS and WARRANTS to the GRANTEE, 4516 Thomas, LLC, an Illinois Limited Liability Company, the following described real estate situated in the County of Cook in State of Illinois to-wit:

THE EAST 1/2 OF THE WEST 1/2 OF SOUTHEAST 1/4 OF BLOCK 3 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-03-304-010-0000

Property Address: 4516-4520 West Thomas Street, Chicago, IL 60651

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

TO HAVE AND TO HOLD said premises forever.

*[Signature Page follows]*

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DATED this 18 day of July, 2023

[Signature]  
Ian Bennett

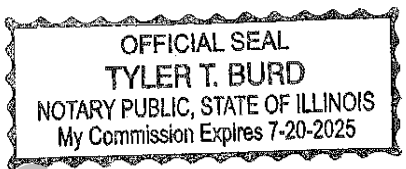
[Signature]  
Renee Bennett

STATE OF IL )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for the location aforesaid DO HEREBY CERTIFY that the above-named people, Ian Bennett and Renee Bennett, personally known to me to be the same people whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 7-18-23

[Signature]  
(SEAL)



This document prepared by:  
Jeremiah Wright  
Bielski Chapman, Ltd  
123 N. Wacker Dr., Suite 2300  
Chicago IL 60606

Send future tax bills to:  
4516 Thomas, Unit 112  
4518 W. Haddon Ave  
Chicago, IL 60651