

# UNOFFICIAL COPY

**This instrument prepared by:**

Jill Beda Daniels  
Jill Daniels LLC  
29 S. Brainard Avenue  
La Grange, Illinois 60525

**MAIL TAX BILL TO:**

Judy Macedo  
14733 Wabash Ave.  
Dolton, IL 60419

**MAIL RECORDED DEED TO:**

Gary Katsenes  
14310 Jefferson Ave  
Orland Park, IL 60462



Doc# 2323722039 Fee \$38.00

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2023 01:30 PM PG: 1 OF 3

**WARRANTY DEED**

**Statutory (Illinois)**

The Grantor, **KRC Investment Group LLC** of the City of Frankfort, County of Will, Illinois, a *Single Person*, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND WARRANT to **Judy Macedo** (hereinafter "Grantee"),

all right, title and interest in the following described real estate situated in County of Cook, State of Illinois, to wit:

See Attached Legal Description, Exhibit A

COMMONLY KNOWN AS: 14733 Wabash Ave., Dolton, IL 60419

PIN: 29-09-227-040-0000

SUBJECT TO: General real estate taxes for 2022 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements. Sellers hereby release and waive all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 26397  
ADDRESS 14733 Wabash  
ISSUE 6-26-23 EXPIRED 7-26-23  
AMT 50.00  
TYPE Warranty  
VILLAGE COMPTROLLER

**REAL ESTATE TRANSFER TAX**

25-Aug-2023



COUNTY: 51.25  
ILLINOIS: 102.50  
TOTAL: 153.75

29-09-227-040-0000

| 20230401696068 | 0-923-047-376

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IN WITNESS WHEREOF, this deed was executed by the undersigned on the 1<sup>st</sup> day of November, 2022.

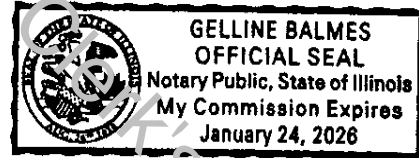
*Kristen Rousev, Sole Member*  
 Kristen Rousev, Sole Member

STATE OF Illinois )  
 )  
 COUNTY OF Will )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kristen Rousev** 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 it signed, sealed and delivered the said instrument as its free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1<sup>st</sup> day of November, 2022.

*Gelline Balmes*  
 Notary Public



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## Exhibit A Legal Description

THE SOUTH 42 FEET OF THE NORTH 51 FEET OF LOT 11 (EXCEPT THE EAST 8 FEET THEREOF) IN BLOCK 3 IN TOWN AND COUNTRY HOMES 5TH ADDITION TO IVANHOE, BEING A SUBDIVISION OF PART OF THE NORTH 20 ACRES OF LOT 3 IN VERHOEVEN'S SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387