

UNOFFICIAL COPY

PT23-93435

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Doc#. 2324941191 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2023 02:56 PM Pg: 1 of 2

After recording mail to:

DANA WEBER
85. MICHIGAN #1502
CHICAGO 60603

Dec ID 20230801696123
ST/CO Stamp 0-372-377-040 ST Tax \$905.00 CO Tax \$452.50
City Stamp 1-714-554-320 City Tax: \$9,502.50

Send subsequent tax bills to:

KASPER DEVELOPMENT LLC 3520
445 W. 41st STREET
CHICAGO 60609

WARRANTY DEED

THE GRANTOR(S), **Angel E. Reyes, married to Martha A. Jacobs, of Chicago, Illinois**, for and in consideration of the sum of TEN DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Kasper Development LLC 3520, an Illinois series limited liability company**, the following described Real Estate situated in Cook County in the State of Illinois, to wit: [SEE ATTACHED FOR LEGAL DESCRIPTION]

SUBJECT TO: General taxes for 2022 second installment and subsequent years, covenants, conditions and restrictions of record, applicable zoning laws, ordinances and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD, as _____, said premises forever.

Permanent Real Estate Index Number: 14-19-302-033-0000
Address of Real Estate: 3520 N. Bell Ave., Chicago, IL 60618

DATED this 3rd day of August, 2023.

[Signature]
Angel E. Reyes

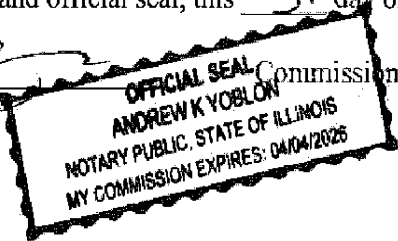
(SEAL) [Signature] (SEAL)
Martha A. Jacobs⁺

*Martha A. Jacobs is signing this deed for the purpose of waiving any and all homestead rights to this property.

State of IL, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Angel E. Reyes and Martha A. Jacobs, married**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 3rd day of August, 2023.

[Signature]
Notary Public Commission expires: 4/4/2026



PROPER TITLE, LLC

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LEGAL DESCRIPTION

OF THE PROPERTY COMMONLY KNOWN AS:

3520 N. Bell Ave., Chicago, IL 60618

Lot 70 in William Zelosky's Subdivision of Block 31 in the subdivision of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, (except the Southwest 1/4 of the Northeast 1/4 thereof and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof and except that part of said premises taken for Cornelia Street) in Cook County, Illinois.

This instrument prepared by:

Andrew K. Yoblon, Esq.
3000 Dundee Road, Suite 415
Northbrook, IL 60062

Property of Cook County Clerk's Office