

UNOFFICIAL COPY

23-81434

Warranty Deed

Doc#: 2324908122 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2023 01:17 PM Pg: 1 of 2

Dec ID 20230901615842
ST/CO Stamp 1-842-853-328 ST Tax \$600.00 CO Tax \$300.00
City Stamp 1-806-349-776 City Tax: \$6,300.00

Statutory (ILLINOIS)
(LLC to LLC)

Above Space for Recorder Only

THE GRANTOR(S), CATALANO LAND COMPANY, LLC 1436 N Kilpatrick Series, an Illinois Limited Liability Company with principal office located at 4655 W. North Ave. Chicago, IL 60655 for and in consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE(S) 1436 KILPATRICK, LLC an Illinois LLC with principal office located at 1211 S. PRAIRIE AVENUE, UNIT 1105 CHICAGO, IL 60605 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 45, 46, 47 AND 48 IN BLOCK 6 IN JOHN F. T. HOMPSON'S NORTH AVENUE SURDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT RAILROAD LANDS AND RIGHT OF WAY) IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and subject only to: covenants, conditions, and restrictions of record, and real estate taxes for the 2nd installment year 2022, and thereafter, and the following restriction:

Anthony Catalano (Seal) John Catalano (Seal)
CATALANO LAND COMPANY LLC 1436 N Kilpatrick Series
By: Anthony Catalano By: John Catalano
Its: Managing Member Its: Managing Member

Dated this 25th day of August, 2023

ant 16-03-103-026-0000

Permanent Index Number (PIN): 16-03-103-024-0000 and 16-03-103-025-0000

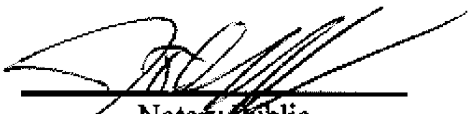
Address of Real Estate: 1436-42 N. Kilpatrick Ave., Chicago, IL 60651

State of ILLINIOS, County of DePage ss, I, the undersigned, a Notary Public
In and for said County, in the State aforesaid, DO HEREBY CERTIFY
that Anthony Catalano and John Catalano personally known to me to be the
same person(s) whose names are subscribed to the foregoing instrument, appeared

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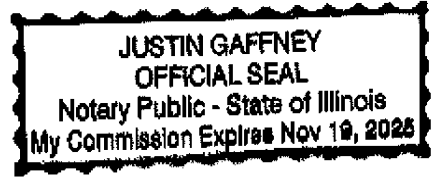
before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of August, 2023.

Commission expires November 19, 2025 
Notary Public

This instrument was prepared by:

Gaffney & Gaffney P.C.
1771 Bloomingdale Road,
Glendale Heights, Illinois 60139



MAIL TO:

Loza Law LLC
2340 S. River Rd Suite 120
Des Plaines IL 60018
OR

SEND SUBSEQUENT TAX BILLS TO:

1431 N. Patrick LLC
1211 S. Prairie Ave Unit 1105
Chicago IL 60605

Recorder's Office Box No. _____

Property of Cook County Clerk's Office