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This document prepared by:
Howard & Howard Attorneys PLLC
Christopher A. Cali, Esq.
200 S. Michigan Ave. Suite 1100
Chicago, Illinois 60604

Doc#: 2325013105 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2023 10:17 AM Pg: 1 of 3

Dec ID 20230801612354
ST/CO Stamp 0-531-264-976 ST Tax \$305.00 CO Tax \$152.50
City Stamp 0-950-105-552 City Tax: \$3,202.50

WARRANTY DEED

THE GRANTOR, 1822 DODGE AVE. 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, DELISA MOSLEY, _____, of 1732 North Meade Avenue Chicago, IL 60639 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:
4109 West Jackson Blvd.
Chicago, Illinois 60624

Permanent Real Estate Index Number(s): 16-15-218-019-0000

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

FIRST AMERICAN TITLE
FILE # AF1036212

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IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on 29th day of August, 2023.

GRANTOR:

1822 DODGE AVE. 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 1822 DODGE AVE. 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 29 day of August, 2023.

Notary Public

Mail all future tax bills to:
Delisa Masley
1732 North Meade Ave.
Chicago, IL 60639



Mail recorded deed to:
Delisa Masley
1732 North Meade Ave.
Chicago, IL 60639

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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

LOT 4 IN BLOCK 2 IN JAMES H. BREWSTERS SUBDIVISION OF THE NORTH 20 ACRES OF THE SOUTH 40 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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