

UNOFFICIAL COPY

PREPARED BY:

Codilis & Associates, P.C.
Michael Anselmo, Esq.
15W030 N. Frontage Rd.
Burr Ridge, IL 60527

Doc#. 2326433328 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2023 03:58 PM Pg: 1 of 2

MAIL TAX BILL TO:

Nathaly Gamino
2340 W. Taylor St. 1st Floor
Chicago, IL 60612

Dec ID 20230901629381
ST/CO Stamp 0-830-799-312 ST Tax \$550.00 CO Tax \$275.00
City Stamp 1-581-710-800 City Tax: \$5,775.00

MAIL RECORDED DEED TO:

WARRANTY DEED

THE GRANTOR, Berenstain Properties, LLC, of 3431 N Bell Ave., Chicago, IL 60618, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND WARRANT(S) to THE GRANTEE(S) Nathaly Gamino, a single of 3431 N Bell Ave., Chicago, IL 60618 all right, title and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

woman

LOT 4 IN THE RESUBDIVISION OF LOT 13 (EXCEPT THE EAST 20.52 FEET THEREOF) AND ALL OF LOTS 14, 15, 16 AND 17 IN BLOCK 11 OF MORRIS AND OTHERS' SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-18-314-053-0000
PROPERTY ADDRESS: 2340 W Taylor St, Chicago, IL 60612

Subject, however, to the general taxes for the year 2022 2nd installment and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

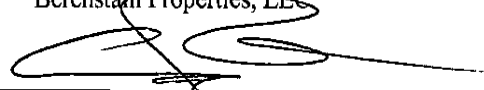
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of IL.

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Warranty Deed - *Continued*

Dated this 9/13/23

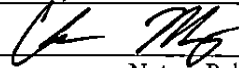
Berenstain Properties, LLC



By Craig Callahan

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 Craig Callahan, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9/13/23

Notary Public
My commission expires: 2/10/27

Exempt under the provisions of paragraph _____
Section 4, of the Real Estate Transfer Act _____ Date
_____ Agent.

