

UNOFFICIAL COPY

Doc#: 2326513058 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2023 10:00 AM Pg: 1 of 2

AFTER RECORDING MAIL TO:

Kent Novit
Novit and Novit, LLC
100 North LaSalle Street, Suite 1700
Chicago IL 60602

Dec ID 20230601660896
ST/CO Stamp 0-752-414-160 ST Tax \$185.00 CO Tax \$92.50
City Stamp 1-612-672-464 City Tax: \$1,942.50

SEND SUBSEQUENT TAX BILLS TO:

Kent Novit
Novit and Novit, LLC
100 North LaSalle Street, Suite 1700
Chicago IL 60602

Above Space for Recorder's Use Only

2 of 3
TRULY
TITLE

23004902-20

WARRANTY DEED

(ILLINOIS)
General

THE GRANTOR, GREGORY JONES, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, CONVEYS AND WARRANTS to GRANTEE, The Winston Collection LLC, an Illinois limited liability company, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

LOT 37 IN NATHAN WILLIAM MCCHESENEY'S WASHINGTON PARK SUBDIVISION OF LOTS 1 AND 2 IN MCCHESENEY'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 IN MAHER'S SUBDIVISION IN BLOCK 13 IN MAHER'S SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 6020 S. CHAMPLAIN AVENUE, CHICAGO, ILLINOIS 60637

PERMANENT INDEX NUMBER: 20-15-405-019-0000

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

GRANTOR hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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IN WITNESS WHEREOF, Grantor has signed and sealed this Warranty Deed this 7th day of July 2023.

GRANTOR

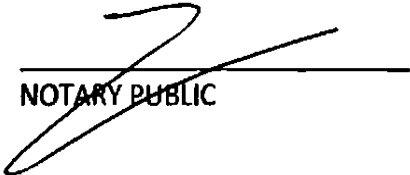


GREGORY JONES

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, GREGORY JONES, 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 official seal, this 7th day of July 2023.


NOTARY PUBLIC

Commission Expires: _____



This instrument was prepared by:
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Chicago, Illinois 60602
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