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Doc#: 2328633419 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2023 02:52 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(S), ALEXANDRA KRUZEL, a single woman, of Chicago, Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to BRIAN R MILLER, and ALEJANDRA ROSA-ORTEZ, ^{BOTH} single persons, as Joint Tenants, of Chicago IL, Illinois, the following described Real Estate:

Dec ID 20231001645512
ST/CO Stamp 1-177-357-264 ST Tax \$1,280.00 CO Tax \$640.00
City Stamp 0-759-040-976 City Tax: \$13,440.00

Address of Property: 1752 N ROCKWELL ST. CHICAGO, IL 60647

Parcel ID Number: 13-36-420-029-0000

LEGAL DESCRIPTION: See Exhibit A attached hereto and made a part hereof.

situated in the County of Cook, State of Illinois. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; and general real estate taxes for 2022 and subsequent years.

DATED this 6 day of October, 2023

 (SEAL)
ALEXANDRA KRUZEL

File nr: A1230658
After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave. $\frac{2}{3}$
Chicago, IL 60631
Ph. 312-651-6070

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STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

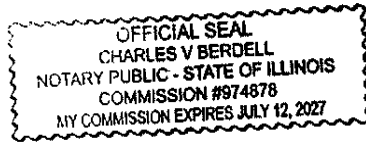
I, the undersigned, a Notary Public in and for said County and State, do hereby certify that

Alexandra Kraze

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.

WITNESS my hand and official seal this 6 day of October, 2023.

Charles V Berdell
NOTARY PUBLIC



Ronak Desai
Prepared by: Parikh Law Group, LLC, 150 S Wacker Ste. 2600, Chicago, IL 60606

MAIL TO:
BRIAN R. MILLER
1752 N Rockwell St
Chicago IL 60647

SEND SUBSEQUENT TAX BILLS TO:
BRIAN R. MILLER
1752 N Rockwell St.
Chicago IL 60647

Clerk's Office

File No: AT230658

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EXHIBIT "A"

LOT 4 IN SAMUEL E. GROSS SUBDIVISION OF LOTS 1 TO 5 INCLUSIVE IN BLOCK 5 IN BORDEN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Address: 1752 N ROCKWELL ST CHICAGO, IL 60647
Parcel ID Number: 13-36-420-029-0000**

Property of Cook County Clerk's Office

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule A, Part II-Exceptions. Commitment for Title Insurance 2021 v. 01.00

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