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WARRANTY DEED
ILLINOIS STATUTORY

(LLC to Individual)

23610033788511-BM

Doc#. 2329929147 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 10/26/2023 11:55 AM Pg: 1 of 3

Dec ID 20231001643118

ST/CO Stamp 0-347-315-152 ST Tax \$599.00 CO Tax \$299.50

THE GRANTOR(S),

Textan, LLC, an Illinois limited liability company of Skokie Illinois

for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Benjamin Kramer and Lori Kramer of Deerfield, 'Jinois, husband and wife, as Tenants by the Entirety

all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: covenants, conditions, and restrictions of record so long as they do not interfere with Buyer's use and enjoyment of the Real Estate as a single family residence; building lines, if any, so long as they do not interfere as a single family residence; and utility easements of record provided they are located along and abutting the perimeter of the premises; acts done by or suffered through Buyer; general real estate taxes not yet due and payable at the time of Closing; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 10-23-116-013-0000 10-23-116-014-0000

Property Address: 8621 Monticello Avenue, Skokie, IL 60076

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Dated this <u></u>	day of OCHOBEL , 2023.
Textan, LLC, a	an Illinois limited liability company
Alan Weissm	an, Manager
STATE OF) COUNTY OF	
I, the undersigned, a Notary Public in and f that:	or said County, in the State aforesaid, DO HEREBY CERTIFY
Alan Weissman, Manager of Textan, LLC,	an Illinois limited liability company
foregoing instrument, appeared before me	ame person(s) whose name(s) are subscribed to the eaths day in person, and acknowledged that they signed, as their free and voluntary act, for the uses and purposes
Subscribed and sworn to before me this	day of, 2023. RANDALL BOYET. OFFICIAL SEAL PUBLIC Notary Public - State of Illinoic My Commission Expires March 30, 2025
My Commission Expires:	March 30, 2025
This instrument was prepared by: Randall Boyer, Esq., 3223 Lake Avenue, Sui	
MAIL TO:	SEND SUBSEQUENT TAX BILLS TO:
Benjamin Kramer and Lori Kramer 8621 Monticello Avenue	Benjamin Kramer and Lori Kramer 8621 Monticello Avenue

WARRANTY DEED PAGE 2 OF 2

Skokie, IL 60076

Skokie, IL 60076

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LEGAL DESCRIPTION

Order No.: 23GCO023288SK

For APN/Parcel ID(s): 10-23-116-013-0000 and 10-23-116-014-0000

For Tax Map ID(s): Delinquent and

LOTS 13 AND 14 IN BLOCK 6 IN HARRY A. ROTH'S BROADVIEW HEIGHTS A SUBDIVISION OF THE PRINCE.

2 AS DOC.

COLUMNIA CLORAS OFFICE. THAT PART OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EASTERLY OF EAST PRAIRIE ROAD RECORDED

MARCH 26, 19/2 AS DOCUMENT 9219994 IN COOK COUNTY, ILLINOIS.