

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

Doc#: 2330606063 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2023 09:54 AM Pg: 1 of 3

Dec ID 20230901618635
ST/CO Stamp 0-387-475-408 ST Tax \$159.00 CO Tax \$79.50
City Stamp 1-927-391-184 City Tax: \$1,776.04

THE GRANTOR, **CO Homes II LLC**, a Delaware limited liability company, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, does hereby CONVEY and WARRANT to **J&G Property Development LLC**, an Illinois limited liability company, (the "Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO FOR LEGAL DESCRIPTION.

Permanent Real Estate Index Number: 16-11-408-087-0000
Address of Real Estate: 3216 W. Walnut St., Chicago, Illinois 60624

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 date of conveyance.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever. This is not a homestead property.

FIRST AMERICAN TITLE

FILE # AF1034039 1A1

Mail To:
Valerie Kahn
Kahn Law Group
805 Lake Street Suite 390
Oak Park, Illinois 60301

Send Subsequent Tax Bills To:
J&G Property Development LLC
1756 Chicago Ave.
Chicago, Illinois 60622


This instrument was prepared by Eliyahu Morgenstern, PreroLaw, P.C., 8424 Skokie Blvd., #200, Skokie, IL 60077

[Signatures on Following Page]

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has hereunto set his hand and seal this 28th day of August, 2023.


CO HOMES II LLC

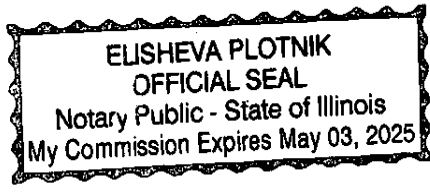

By: Ari Cohen
Title: Authorized Signatory

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ari Cohen, as Authorized Signatory of CO Homes II LLC, personally appeared before me this day in person, and acknowledged that he has 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 28th day of August, 2023.


Notary Public
Commission expires May 3, 2025.



UNOFFICIAL COPY

Exhibit "A"
Legal Description

LOT 1 AND THE EAST 9 FEET OF LOT 2 IN HASKINS SUBDIVISION OF THE EAST 148 FEET OF THE WEST 245 FEET OF THE SOUTH 125 FEET OF LOT 7 IN TYRELL, BERRETT AND KERFOOT'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 16-11-408-087-0000

Commonly Known As: 3216 W. Walnut St. Chicago, Illinois 60624

Property of Cook County Clerk's Office