

UNOFFICIAL COPY

Doc#: 2331106444 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/07/2023 02:57 PM Pg: 1 of 3

WARRANTY DEED

4107789g 1/2 BK

Dec ID 20231001662495
ST/CO Stamp 1-817-221-072 ST Tax \$595.00 CO Tax \$297.50
City Stamp 1-622-611-920 City Tax: \$6,247.50

GIT

Property of Cook County Clerk's Office

THIS INDENTURE WITNESSETH, that the Grantor(s), John P. Granada and Heather Hwang, n/k/a Heather Granada, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of The sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Jay L. Kauffman and Jeffrey Kauffman, of the City of Chicago, County of Cook, and State of Illinois, ~~as joint tenants~~, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ~~as tenants by the entirety~~ *by the entirety*

Address: 4159 North Ridgeway Avenue, Chicago, IL 60618
P.I.N.: 13-14-313-001-0000
323

xx Spouses married to each other

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

Subject only to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 26th day of October, 2023.


John P. Granada


Heather Hwang, n/k/a Heather Granada

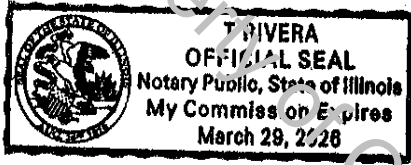
This Instrument was Prepared by:
Kathleen O'Keefe-Rivera
5620 W 95th St
Oak Lawn, IL 60453

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT John P. Granada and Heather Hwang, n/k/a Heather Granada, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26 day of OCTOBER, 2023.



T. Rivera
Notary Public

Mail to:

~~Jay L. Kauffman~~
~~4159 North Ridgeway Avenue~~
~~Chicago, IL 60618~~

Praedium Law Group
111 W. Jackson Blvd #1700
Chicago, IL 60604

Send Subsequent bills to:

Jay L. Kauffman
4159 North Ridgeway Avenue
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		03-Nov-2023
	CHICAGO:	4,462.50
	CTA:	1,785.00
	TOTAL:	6,247.50 *

13-14-323-001-0000 | 20231001662495 | 1-622-611-920

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		03-Nov-2023
	COUNTY:	297.50
	ILLINOIS:	595.00
	TOTAL:	892.50

13-14-323-001-0000 | 20231001662495 | 1-817-221-072

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EXHIBIT "A"

LOT 1 AND THE NORTH 7-1/2 FEET OF LOT 2 IN BLOCK 23 IN WILLIAM B. WALKER'S SUBDIVISION OF BLOCKS 1 TO 31 INCLUSIVE IN W.B. WALKER'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 4159 North Ridgeway Avenue, Chicago, IL 60618
Tax Number: 13-14-323-001-0000

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