

UNOFFICIAL COPY

Doc#: 2331813277 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2023 01:09 PM Pg: 1 of 3

WARRANTY DEED

ILLINOIS

STATUTORY

Dec ID 20231101670383
ST/CO Stamp 1-241-954-256 ST Tax \$730.00 CO Tax \$365.00
City Stamp 0-826-849-232 City Tax: \$7,665.00

Property of Cook County Clerk's Office

THE GRANTOR, **6138 South Ingleside LLC**, an Illinois limited liability company, for and in consideration of TEN & 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Ademola Ajindele**, married man, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PERMANENT INDEX NUMBER(S): 20-14-308-028-0000
ADDRESS OF REAL ESTATE: 6138 South Ingleside Avenue, Chicago, IL 60637

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 and building lines and easements, if any, providing 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.

This property is not homestead.

23 GND 942001 01L
1072

Dated as of this 30th of October, 2023

Chicago Title

[SIGNATURE PAGE FOLLOWS]

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SIGNATURE PAGE TO WARRANTY DEED

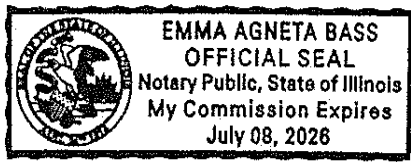
Frederic B Krol, Jr.

6138 South Ingleside LLC, an Illinois limited liability company
by Frederic B. Krol, Jr., an authorized Member-Manager of the Company

STATE OF Illinois)
)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Frederic B. Krol, Jr. 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, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any exist.

Given under my hand and official seal on October 30th, 2023.



Emma Agneta Bass
Notary Public

PREPARED BY:

Genevieve M. Daniels, Esq.
Genevieve M. Daniels, P.c.
600 Central Ave., Suite 318
Highland Park, IL 60035

SEND TAX BILLS TO:

Ademola Akindede
6138 S. Ingleside Ave
Chicago, IL 60637

AFTER RECORDING MAIL TO:

Ademola Akindede
6138 S Ingleside Ave
Chicago, IL 60637

REAL ESTATE TRANSFER TAX		09-Nov-2023
	CHICAGO:	5,475.00
	CTA:	2,190.00
	TOTAL:	7,665.00 *
20-14-308-028-0000 20231101670383 0-826-849-232		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		09-Nov-2023
		COUNTY: 365.00
		ILLINOIS: 730.00
		TOTAL: 1,095.00
20-14-308-028-0000 20231101670383 1-241-954-256		

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EXHIBIT A LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS THE SOUTH 25 FEET OF NORTH HALF OF LOT 17 IN SNOW AND DICKINSON'S SUBDIVISION OF BLOCKS 4, 5 AND 6 (EXCEPT THE NORTH 50 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF SOUTH HALF OF THE SOUTHWEST QUARTER (EXCEPT 2 ½ ACRES) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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