

UNOFFICIAL COPY

Doc#: 2332113104 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2023 08:06 AM Pg: 1 of 3

Dec ID 20231001646025
ST/CO Stamp 0-241-432-528 ST Tax \$705.00 CO Tax \$352.50
City Stamp 1-986-262-992 City Tax: \$7,402.50

WARRANTY DEED ILLINOIS STATUTORY

Chicago Title | RDM
2308753977UH
(1867)

(The Above Space for Recorder's Use Only)

THE GRANTORS Jeffrey S. Grunewald AKA Jeffery S. Grunewald and Barbara Grunewald, husband and wife, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to ABI Invest IL, LLC, an Illinois Limited Liability Company, of 6120 Trumbull St., Detroit, MI 48208, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-19-122-036-0000

Property Address: 2120 W. Waveland Ave., Chicago, IL 60618

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 time of Closing.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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Dated this 16 day of October, 2023.

X Jeffery S. Grunewald
Jeffrey S. Grunewald AKA Jeffery S.
Grunewald

(Seal)

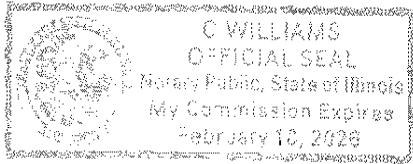
X Barbara Grunewald
Barbara Grunewald

(Seal)

STATE OF ILLINOIS)
) SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jeffrey S. Grunewald AKA Jeffery S. Grunewald and Barbara Grunewald personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 16 day of October, 2023.



C. Williams
Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:

~~Law Offices of Elias Mantzavrakos, P.C.
1699 Wall St., Suite 420
Mount Prospect, IL 60056~~

Mail recorded deed and
SEND SUBSEQUENT TAX BILLS TO:

LLC
ABI Invest IL
~~2120 W. Waveland Ave.
Chicago, IL 60618~~ 6120 Trumbull St.
Detroit, MI 48208

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EXHIBIT "A"

LOT 16 IN FRANK H. IRELAND'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF LOT 3 IN GEORGE SELLERS' SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office