

UNOFFICIAL COPY

Warranty Deed (ILLINOIS)

Doc#: 2333533237 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2023 02:54 PM Pg: 1 of 2

Dec ID 20231101668465
ST/CO Stamp 0-573-822-928 ST Tax \$1,370.00 CO Tax \$685.00
City Stamp 1-622-792-144 City Tax: \$14,385.00

PT23-00313P¹/₂

THE GRANTOR(S), 2841 N. Francisco LLC, an Illinois limited liability company, an Illinois limited liability company, for and in consideration of the sum of (\$10.00) TEN DOLLARS, in hand paid, CONVEY(S) and WARRANT(S) to the Eleanor I Bucholz and Justin William Cordes, Wife and Husband, as Tenancy by the Entirety, by the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

Lots 207 in Givins and Gilbert's Subdivision of the Southeast 1/4 of the Northwest 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 2843 N. Francisco Avenue, Chicago, IL 60618

PIN #: 13-25-135-007-0000

*This is not a homestead property

SUBJECT TO general real estate taxes for 2022-23 and covenants, easements and restrictions of record.

In Witness Whereof, said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) this 2nd of November, 2023.



Roy Appukuttan - Member (Seal)

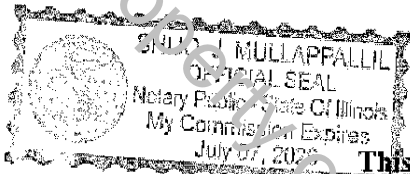
PROPER TITLE, LLC

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public In and for the County and State aforesaid, **DO HEREBY CERTIFY** that Roy Appukuttan, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, and as the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 2nd day of November, 2023.



[Signature]

Notary Public

This instrument was prepared

SHIJO J. MULLAPPALLIL
Attorney at Law
4323 West Irving Park Road, Suite 1B
Chicago, IL 60641

Mail to:

Eleanor Bucholz and ^{Jason} Cordes
2843 N. Francisco Avenue
Chicago, IL 60618

Send subsequent tax bills to.

Eleanor Bucholz and ^{Jason} Cordes
2843 N. Francisco Avenue
Chicago, IL 60618

PROFESSIONAL CLERK'S OFFICE