

UNOFFICIAL COPY

A23-4590 AB
WARRANTY DEED
GENERAL

Doc#: 2334033468 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/06/2023 03:30 PM Pg: 1 of 3

Subsequent Tax Bills to:

Angela L Chester
12401 S Eggleston Ave.
Chicago IL 60628

Dec ID 20231101670877
ST/CO Stamp 0-442-384-336 ST Tax \$215.00 CO Tax \$107.50
City Stamp 1-784-561-616 City Tax: \$2,257.50

Mail to:

Angela L Chester
12401 S Eggleston Ave
Chicago IL 60628

THE GRANTOR(S) KLU HOMES, LLC, an Illinois Limited Liability Company, of the Cook County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT TO: **Angela L. Chester, a single woman** of the City, of Chicago, County of Cook, State of Illinois in the form of ownership: **Fee Simple** all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LEGAL DESCRIPTION:

SEE ATTACHED

Commonly known as: 12401 S Eggleston Ave Chicago IL 60628
Permanent Real Estate Index Number: 25-28-315-029-0000

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, 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.


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: 7th day of November, 2023.

KLU HOMES, LLC
an Illinois Limited Liability Company

BY: [Signature]
Christopher Urban, Member

REAL ESTATE TRANSFER TAX		03-Dec-2023
	CHICAGO:	1,812.50
	CTA:	845.00
	TOTAL:	2,657.50

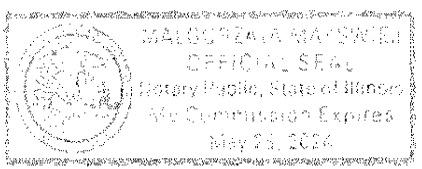
25-28-315-039-0000 | 20231101670877 | 1-794-561-616

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

State of Illinois
County of Cook } ss



I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Christopher Urban signed ~~the~~ 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/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7th day of November, 2023.



[Signature]
NOTARY PUBLIC
Commission expires 05-23-2024

This instrument was prepared by
Chicagoland Property Law, LLC.
Frank Panzica Attorney at Law
5521 N. Cumberland Ave,
Suite 1120
Chicago, IL 60656

REAL ESTATE TRANSFER TAX		03-Dec-2023
	COUNTY:	107.50
	ILLINOIS:	215.00
	TOTAL:	322.50

25-28-315-039-0000 | 20231101670877 | 0-142-351-335

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LEGAL DESCRIPTION

Lot 1 (except South 123 feet thereof) in Block 1 in Hurd and Andrews' Subdivision of Lots 5 and 6, in Andrews' Subdivision of the East 1/2 of the Southwest 1/4 and the Southeast Fractional 1/4 North of the Indian Boundary Line, in Section 28, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office