

UNOFFICIAL COPY

Saturn Title LLC
2336920

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AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

Doc#: 2334633021 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/12/2023 09:14 AM Pg: 1 of 3

Dec ID 20231201689161
ST/CO Stamp 2-019-459-120 ST Tax \$1,650.00 CO Tax \$825.00
City Stamp 0-925-646-896 City Tax: \$17,325.00

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), **JDB Properties LLC**, _____ of the City of Park Ridge, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Evan Larsen and Alyssa Avedon**, husband and wife, as tenants of 4711 N. Damen Ave., Chicago, IL 60625,

by the entirety

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS
- NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON
- NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2023 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 14-18-417-003-0000

Property Address: 1847 W. Warner Ave., Chicago, IL 60613

Dated December 7, 2023

JDB Properties LLC

By 

STATE OF ILLINOIS)
) SS.

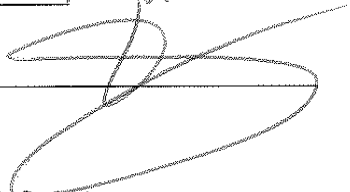
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COUNTY OF COOK)

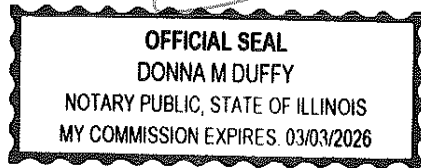
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Dragana Radosavljevic personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 7th day of December 2023

Notary Public



My commission expires: _____



THIS DOCUMENT PREPARED BY:

William Gross
41 S. Prospect Ave Suite 201
Park Ridge, IL 60068

MAIL TAX BILL TO:

Evan Larsen and Alyssa Jeanne Avedon
1847 W. Warner Ave
Chicago IL 60613

MAIL RECORDED DEED TO:

~~Evan Larsen and Alyssa Jeanne Avedon~~
Jill Daniels LLC
29 S. Brainard Ave
Lebanon IL 60525

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: LOT 19 IN BLOCK 2 IN CUYLER ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 (EXCEPT RAILROAD) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): **14-18-417-003-0000**

PIN#

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Property Address: **1847 W. Warner Ave., Chicago, IL 60613**

Property of Cook County Clerk's Office