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Doc#: 2334633444 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/12/2023 03:25 PM Pg: 1 of 4

Dec ID 20231201685226
ST/CO Stamp 1-250-361-296 ST Tax \$630.00 CO Tax \$315.00
City Stamp 1-477-705-680 City Tax: \$6,615.00

Property of Cook County Clerk's Office

RECORDING COVER PAGE

FIDELITY NATIONAL TITLE - SC23019272

WARRANTY DEED

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WARRANTY DEED

THE GRANTOR(S), Nicholas Peneff, not married, of Chicago, IL., in consideration of \$10.00 and other good and valuable consideration, in hand paid, convey(s) and warrant(s) to Theodore I. King III not married and David Anthony Chavez, not married, both of Chicago, IL., the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

** as joint tenants*

Legal Description Attached

SUBJECT TO: General Real Estate taxes for 2023, and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Index Number: 14-05-315-025-0000

Address of Real Estate: 5850 N. Broadway
Chicago, IL., 60660

Dated this 27th day of November, 2023.

FIDELITY NATIONAL TITLE

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Nicholas Peneff

Nicholas Peneff

STATE OF IL

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nicholas Peneff known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 27th day of November 2023.

[Signature]

Notary Public



Prepared By:

Larry Siegel
Attorney at Law
1720 Maple Ave., #2430
Evanston, Il., 60201

Tax bills to:

Theodore I. King III and David Anthony Chavez
5850 N. Broadway
Chicago, IL ~~60600~~ 60660

After Recording mail to:

Siragusa Law
25 East Washington
ste 700
Chicago IL 60602

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EXHIBIT "A" Legal Description

LOT 2 AND THE SOUTH 1 INCH OF LOT 1 IN BLOCK 1 IN CAIRDUFF'S ADDITION TO EDGEWATER IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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