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This document prepared by:
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Doc# 2334806080 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/14/2023 10:16 AM Pg: 1 of 3

Dec ID 20231201692541
ST/CO Stamp 0-934-977-584 ST Tax \$140.00 CO Tax \$70.00
City Stamp 1-196-793-904 City Tax: \$1,470.00

WARRANTY DEED

THE GRANTOR, HKK PROPERTIES LLC, an Illinois limited liability company, with an address of 9252 N. Kalbourn Ave., Skokie, Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to GRANTEE, LAURA JONES, as sole ownership, of Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit)

SEE ATTACHED EXHIBIT "A"

Premises commonly known as and located at:
1227 S. Kedvale Ave.
Chicago, Illinois 60623

Permanent Real Estate Index Number(s): 16-22-205-012-0000

TO HAVE AND TO HOLD said premises.

SUBJECT TO: General Real Estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record; party wall rights and agreements, if any; existing leases or tenancies.

THIS IS NOT HOMESTEAD PROPERTY

FIRST AMERICAN TITLE
FILE # AF1039972

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IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on 7th day of December, 2023.

GRANTOR:

HKK PROPERTIES LLC, an Illinois limited liability company

By: [Signature]
Name: Shawn Kohli
Title: Manager

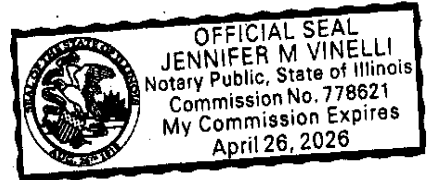
STATE OF ILLINOIS)
)ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shawn Kohli, the Manager of HKK PROPERTIES LLC, an Illinois limited liability company, 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7 day of December, 2023.

[Signature]
Notary Public

Grantee's Address
Mail all future tax bills to:
Laura I Jones
1227 S. Kedvale Ave
Chicago, IL 60623



Mail recorded deed to:
Antonia Mills
1343 W. Irving Park Rd
#13322
Chicago, IL 60613

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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

LOT 16 IN BLOCK 3 IN WM A. MERIGOLD'S RESUBDIVISION OF THE NORTH 50 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

1227 S. Kedvale Ave., Chicago 60623

Property Index Number: 16-22-205-012-0000