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Doc#. 2336006231 Fee: \$107.00 Karen A. Yarbrough 36~1003200x51c Cook County Clerk Date: 12/26/2023 12:17 PM Pg: 1 of 3 This document prepared by: Dec ID 20231201601847 ST/CO Stamp 1-369-665-584 ST Tax \$247.50 CO Tax \$123.75 City Stamp 0-295-923-760 City Tax: \$2,598.75 Ryan Krueger Name: RGK Law Group PC Firm/Company: Address: 2516 Waukegan Road #219 Glenview, IL 60025 City, State, Zip: 312-498-4586 Phona: Above This Line Reserved for Official Use Only-----

WARRANTY DEED

THE GRANTOR FRESPWATER ENTERPRISES LTD., AN ILLINOIS CORPORATION, for valuable consideration of ten dollars (\$10.00) and other good and valuable consideration, cash in hard paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto JAMES CAPERS AND DELOISE CAPERS TO , with a current address of 7935 SOUTH CHAMPLAIN AVENUE, CHICAGO, IL, 62512, hereinafter "Grantee",

as joint tenants, with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of COOK and in the State of Phrois, commonly known as 10531 SOUTH WALLACE STREET, CHICAGO, IL 60628 and further describer to-wit:

to single man

*+ a single comain

25-16-118-008-0000 (Parcel Identification Number)

SEE THE ATTACHED EXHIBIT A

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

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WITNESS Grantor's hand this 18th day of December, 2023.

Grantor: FRESHWATER ENTERPRISES LTD., by ANDREW GOLDMAN as PRESIDENT

C/O/X/S O/F/CO

STATE OF ILLINOIS COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CFROIFY THAT ANDREW GOLDMAN personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered this instrument as his/her/their free and voluntary act, for the uses and purposes therein set for n, including the release and waiver of the right of homestead.

Given under my hand and no arial seal this 18th day of December, 2023.

OFFICIAL SEAL
MICHAEL J HENRY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 6/22/2025

Notar Public

MAIL DEED, AFTER RECORDING, TO:

Cross Town Legal

19201 s. Lagrange# 205

MolKena IL 60448

SEND FUTURE TAX BILLS TO:

- Capers

JAMES CAPERS AND DELOISE JORDAN 10531 SOUTH WALLACE STREET CHICAGO, IL 60628

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EXHIBIT A

LEGAL DESCRIPTION:

THE NORTH 5 4/10 FEET OF LOT 22 AND ALL OF LOT 23 IN BLOCK 16 IN TENINGA BROTHERS AND COMPANY'S 5TH BELLEVUE ADDITION TO ROSELAND, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS:

10531 SOUTH WALLACE STREET, CHICAGO, IL 60628

SER.
COOK COUNTY CLART'S OFFICE TAX IDENTIFICATION NUMBER:

25-16-118-008-0000