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Doc#: 2400833334 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/08/2024 01:37 PM Pg: 1 of 3

Dec ID 20231201696191

ST/CO Stamp 1-366-274-096 ST Tax \$550.00 CO Tax \$275.00

City Stamp 0-175-927-344 City Tax: \$5,775.00

This document prepared by:
Adler and Herbach
7101 N. Cicero Ave Suite 200
Lincolnwood, IL 60712

After recording return to:

Ana Gutau
134 N. LaSalle St.
Suite 1040
Chicago, IL 60602

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13-01-125-014-0000

(Parcel Identification Number(s))

WARRANTY DEED

THE GRANTOR(S) Adele Hochhauser, an unmarried woman, of 7520 Skokie Boulevard, Skokie, IL 60076, hereinafter "Grantor," for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to Maria E. Angulo as Trustee for the Maria E. Angulo 2012 Revocable Living Trust dated Jul 3, 2012, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

ALSO KNOWN AS: 6047 North Albany Avenue, Chicago, IL 60659

Pin # 13-01-125-014-0000

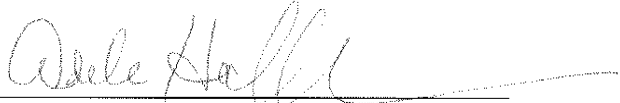
HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT to all easements, rights-of-way, protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, except as otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 15th day of December, 2023.

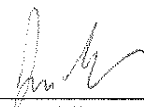

Adele Hochhauser

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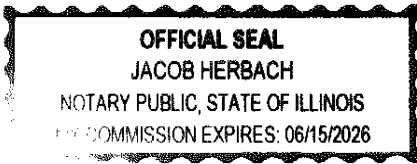
STATE OF Illinois }
COUNTY OF Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Adele Hochhauser 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 she signed, sealed and delivered in the instrument as her 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 15th day of December, 2023.



Notary Public
(SEAL)



SEND TAX STATEMENTS TO:

Maria Angulo
6129 N. Drake Ave
Chicago, IL 60659

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EXHIBIT "A" Property Description

Closing Date: _____, 20__

Buyer(s): Maria E. Angulo

Property Address: 6047 N Albany, Chicago, IL 60659

PROPERTY DESCRIPTION:

Situated in the County of Cook, State of Illinois, to wit:

Lot 32 in Krenn and Dato's Resubdivision of Lots 46 to 81 inclusive in Krenn & Dato's Lincoln Kedzie Addition to North Edgewater in the West 1/2 of the Northwest 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.