

UNOFFICIAL COPY

Saturn Title LLC
2337102

142

Doc# 2401013155 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2024 12:00 PM Pg: 1 of 3

Dec ID 20240101607970
ST/CO Stamp 0-014-342-192 ST Tax \$415.00 CO Tax \$207.50
City Stamp 1-062-918-192 City Tax: \$4,357.50

WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), **DICA DEVELOPMENT, LLC**, an Illinois Limited Liability Company, of the City of Chicago, 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 **Richard Graham, an unmarried man** of 1733 N. Meade Ave., Chicago, IL 60639, 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 A

Permanent Index Number(s): 16-05-221-033-0000

Property Address: 1308 N. Waller Ave., Chicago, IL 60651

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.

Dated this 20th day of DECEMBER, 2023

Dica Development, LLC

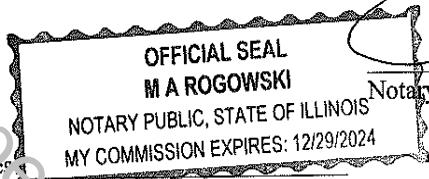

By **ARTURO VALBUENA**
its Authorized Managing Member

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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 **ARTURO VALBUENA**, 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 20th day of December, 2023.



[Handwritten Signature]
Notary Public

My commission expires:

THIS DOCUMENT PREPARED BY:

Frank A. Rodriguez ~~Attorney at Law, LLC~~
2653 N. Milwaukee Ave., 2nd Floor
Chicago, IL 60647

MAIL TAX BILL TO:

Richard Graham
1733 N. Meade Ave.
Chicago, IL 60639

MAIL RECORDED DEED TO:

Richard Graham
1733 N. Meade Ave.
Chicago, IL 60639

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: **THE SOUTH HALF OF THE SOUTH HALF OF LOT 59 IN TODD'S SUBDIVISION OF THE NORTH HALF OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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PIN#

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