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Karen A. Yarbrough
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ST/CO Stamp 0-363-823-056 ST Tax \$2,450.00 CO Tax \$1,225.00
City Stamp 1-018-855-376 City Tax: \$25,725.00

AFTER RECORDING**RETURN TO:**

Andrew Lofthouse, Esq.
The Lofthouse Firm Attorneys at Law
1420 Renaissance Dr., Suite 213
Park Ridge, IL 60068

SEND TAX BILLS TO:

John Huang & Anne Kim
215 W. Concord Ln.
Chicago, IL 60614

C + 23007533NC
C10F-217

Above space for recorder's use

WARRANTY DEED

THIS ~~WARRANTY~~ WARRANTY DEED made as of this 5th day of December, 2023 by STEVEN A. FELSENTHAL, married to CAROL J. FELSENTHAL, 1720 B N. Cleveland Ave., Chicago, IL 60614 ("Grantor"), to JOHN P. HUANG and ANNE KIM, husband and wife as tenants by the entirety, 215 W. Concord Ln., Chicago, IL 60614 ("Grantee").

WITNESSETH:

Grantor, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby Convey and Warrant onto Grantee, all of the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows:

LOT 17 AND THE EAST 8.00 FEET OF THE WEST 106.43 FEET OF THE NORTH 3.00 FEET OF LOT 18 IN HULL'S A SUBDIVISION OF BLOCK 52 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT FROM SAID LOTS 17 AND 18 THAT PART TAKEN FOR OPENING AND EXTENDING OGDEN AVENUE) IN COOK COUNTY, ILLINOIS.

PIN: 14-33-318-067-0000
Property Address: 1720 B N. Cleveland Ave., Chicago, IL 60614

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the property in fee simple, for the uses and purposes set forth herein.

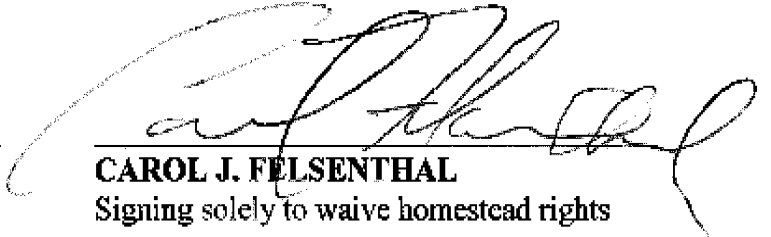
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SUBJECT TO: General real estate taxes not due and payable as of the date hereof; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements, if any.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed the day and year first above written.



STEVEN A. FELSENTHAL



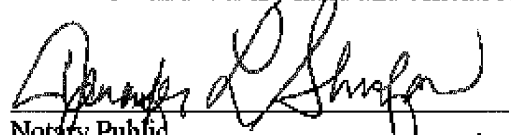
CAROL J. FELSENTHAL
Signing solely to waive homestead rights

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Steven A. Felsenthal and Carol J. Felsenthal, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 21st day of November, 2023.



Notary Public
My commission expires: 10-26-2027

