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Doc# 2407109034 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/11/2024 2:39 PM

PAGE: 1 OF 2

**WARRANTY DEED
ILLINOIS STATUTORY**

Individual

23-154172-PTG lofd

THE GRANTOR, FRED A. JAMES, a married man, owner in FEE SIMPLE of 1256 N. Lockwood Ave., Chicago, IL 60651, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, KAREV DEVELOPMENT, LLC, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois,, to hold all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 1 IN BLOCK 6 OF AUSTIN PARK SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS TO GRANTOR OR GRANTOR'S SPOUSE

Permanent Real Estate Index Number(s): 16-04-127-034-0000 .

Address(es) of Real Estate: 1256 N. Lockwood Ave., Chicago, IL 60651

Dated this 14th day of February, 20 24.

REAL ESTATE TRANSFER TAX



16-04-127-034-0000

COUNTY:
ILLINOIS:
TOTAL:

11-Mar-2024

225.00

450.00

675.00

20240301651192 | 1-845-893-680

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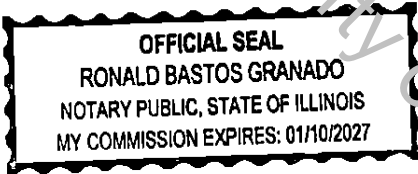
Fred James
FRED A. JAMES

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that FRED A. JAMES, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of any right of homestead.

Given under my hand and official seal, this 14th day of February, 20 24.

[Signature]
(Notary Public)



Property of Cook County Clerk's Office

Prepared by:

Bernard Speiser, Esq.
3724 N. Cicero Ave.
Chicago, IL 60641

Mail to:

GRANTEE AND
Name and Address of Taxpayer:

Karev Development, LLC
229 N SACRAMENTO BLVD
CHICAGO IL 60612

REAL ESTATE TRANSFER TAX		11-Mar-2024
CHICAGO:		3,375.00
CTA:		1,350.00
TOTAL:		4,725.00 *



16-04-127-034-0000 | 20240301651192 | 1-517-722-160
* Total does not include any applicable penalty or interest due.