

# UNOFFICIAL COPY

Doc# 2407314336 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/13/2024 11:38 AM Pg: 1 of 3

Dec ID 20240301645108  
ST/Co Stamp 2-021-394-992 ST Tax \$975.00 CO Tax \$487.50  
City Stamp 1-796-409-904 City Tax \$10,237.50

(1 of 2)  
CT 2305SA049027  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Lizabeth Rosenberg  
1235 W. Nelson St.  
Chicago, IL 60657

(The Above Space for Recorder's Use Only)

THE GRANTOR Lizabeth Rosenberg, an unmarried person, of 1235 W. Nelson St., Chicago, IL 60657 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Peter ~~OWUSA~~ OWUSA Opoku and Alice Davis, Husband + Wife, of Chicago, IL, as TENANTS BY THE ENTIRETY the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-29-115-009-0000

Property Address: 1235 West Nelson Street, Chicago, IL 60657

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of 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.

(SIGNATURE PAGE FOLLOWS)

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Dated this 29 day of Feb, 2024.


*Liz Rosenberg*  
Lizabeth Rosenberg

STATE OF ILLINOIS            )  
  ) SS,  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lizabeth Rosenberg, an unmarried person, 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 they signed, sealed and delivered in the instrument as 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 29<sup>th</sup> day of Feb, 2024.

*Benjamin Wong*  
Notary Public



THIS INSTRUMENT PREPARED BY  
Benjamin W. Wong  
Benjamin W. Wong & Associates  
2615 N. Sheffield Ave.  
Chicago, IL 60614

MAIL TO:

Namit Bammi  
203 N. LaSalle St.  
Suite 2100  
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Peter Owuso-Opoku  
1235 West Nelson Street  
Chicago, IL 60657

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## EXHIBIT A LEGAL DESCRIPTION

LOT 432 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCK 1 TO 4 AND 7 AND THE NORTH 1/2 OF BLOCK 6 IN THE SUBDIVISION OF THAT PART OF LYING NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office