

UNOFFICIAL COPY

Doc#: 2407414187 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/14/2024 2:44 PM Pg: 1 of 2

**24GCO064139RM 1/3 CT
WARRANTY DEED
ILLINOIS STATUTORY**

Dec ID 20240201625754
ST/Co Stamp 0-220-064-304 ST Tax \$380.00 CO Tax \$190.00

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR **Joanne Grossman**, unmarried, of 28W140 Elm Drive, West Chicago, IL 60185, 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 **CHICAGO TITLE LAND TRUST COMPANY** a Corporation of Illinois, whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated March 7, 2024 and known as Trust Number 9002345202, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 16 IN BLOCK 14 IN FIRST ADDITION TO W. C. MCINTOSH'S METROPOLITAN ELEVATED SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 LYING NORTH OF THE SOUTH 1271.5 FEET OF THE SOUTH 300 ACRES OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 23 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF BLOCKS 78, 79 AND 80 IN SUBDIVISION OF SAID SECTION 19 (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 16-19-313-034-0000

Property Address: 1838 Kenilworth Avenue, Berwyn, IL 60402

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.

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Dated this 23 day of February, 2024.

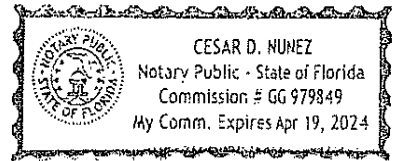
Joanne Grossman
Joanne Grossman

STATE OF Florida)
COUNTY OF Lee) SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joanne Grossman 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 he signed, sealed and delivered in the instrument as his 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 23rd day of February, 2024.

[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY
Thomas E Haught
Gardi, Haught, Fischer & Bhosale, Ltd.
939 Plum Grove Road, Suite C
Schaumburg, IL 60173

MAIL TO:

Law Offices of Naheed A Amdani
4909 Oakton St
Skokie, IL 60077

SEND SUBSEQUENT TAX BILLS TO:

CT Land Trust Company # 9002345202
10 S. LaSalle St, Ste 2750
Chicago IL 60603.