

# UNOFFICIAL COPY

## WARRANTY DEED

2433227

### MAIL TO:

~~5423 W Wilson LLC~~  
~~6793 Ionia Ave.~~  
~~Chicago, IL 60646~~  
Guzaldo Law office  
6650 N Northwest Hwy  
Chicago IL 60631

Doc#: 2409920056 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/8/2024 9:39 AM Pg: 1 of 3

Dec ID 20240401668712

ST/Co Stamp 2-070-007-344 ST Tax \$450.00 CO Tax \$225.00

City Stamp 0-935-022-128 City Tax \$4,725.00

GRANTORS, Rachel Kunkel a single person, and Philip Michael Neylon, a single person, of 5813 N. Oconto, Chicago, IL 60631, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY and WARRANT to the

GRANTEE, 5423 W Wilson LLC, an Illinois Limited Liability Company, of 6793 Ionia Ave., Chicago, IL 60646, the following described real estate situated in the County of Cook, State of Illinois to-wit:

LOT 17 IN BLOCK 1 IN BURHAN'S ADDITION TO NORWOOD PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

<sup>AVE</sup>  
COMMONLY KNOWN AS: 5813 N. Oconto, Chicago, IL 60631

PERMANENT INDEX NUMBER: 12-01-404-025-0000

PRIVILEGE TITLE SERVICES  
6821 W NORTH AVENUE  
OAK PARK IL 60302

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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 said premises forever.

EAL ESTATE TRANSFER TAX 07-Apr-2024



CHICAGO:	3,375.00
CTA:	1,350.00
TOTAL:	4,725.00 *

12-01-404-025-0000 | 20240401668712 | 0-935-022-128

Total does not include any applicable penalty or interest due.

EAL ESTATE TRANSFER TAX 07-Apr-2024



COUNTY:	225.00
ILLINOIS:	450.00
TOTAL:	675.00

12-01-404-025-0000 | 20240401668712 | 2-070-007-344

# UNOFFICIAL COPY

DATED this 2<sup>nd</sup> day of April, 2024.

Rachel Kunkel  
Rachel Kunkel

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 the Rachel Kunkel above named persons personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed sealed and delivered said instrument as a free and voluntary act for the uses and purposes herein set forth.



Given under my hand and official seal this 2 day of April, 2024.

[Signature] (SEAL)

[Signature]  
Philip Michael Neylon

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 Philip Michael Neylon the above named persons personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed sealed and delivered said instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 2 day of April, 2024.



[Signature] (SEAL)

**This document prepared by:**  
Amy E. Ketchum, Attorney at Law  
524 South Kenilworth Ave.  
Oak Park, IL 60304  
(708) 524-5096

**Send future tax bills to:**  
5423 W Wilson LLC  
6793 Ionia Ave.  
Chicago, IL 60646

Escrow File No.: 2433227

**UNOFFICIAL COPY**

**LEGAL DESCRIPTION**

LOT 17 IN BLOCK 1 IN BURHAN'S ADDITION TO NORWOOD PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5813 N. Oconto, Chicago, IL 60631

PERMANENT INDEX NUMBER: 12-01-404-025-0000

Property of Cook County Clerk's Office