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2412023007

Doc# 2412023007 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 4/29/2024 9:49 AM

PAGE: 1 OF 4

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

Warranty Deed

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

S ✓
P ✓
S ✓
SC ✓
INT ✓

24 65A 016402LP 1/3

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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

BEAGLES ROCK LLC
3424 N. Hamlin Avenue
Chicago, IL 60618

1/3 Chicago Title
24650016402LP

(The Above Space for Recorder's Use Only)

THE GRANTOR BEAGLES ROCK LLC, a Limited Liability Company 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 Bryce Trzebiatowski and Diana Trzebiatowski, ~~husband and wife, not as tenants in common~~ ^{AN UNMARRIED MAN AND AN UNMARRIED WOMAN AS} ~~as joint tenants with rights of survivorship but as tenants by the entirety,~~ ^{MARRIED WOMAN AS} in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ^{TO 15% INTEREST}

AND MATTHEW TORRES ^{AN UNMARRIED MAN AS TO 15% INTEREST AS TENANTS IN COMMON}

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

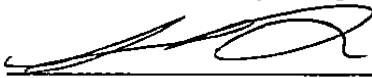
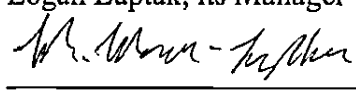
Permanent Index Number(s): 13-23-312-032-0000

Property Address: 3424 North Hamlin Avenue, Chicago, IL 60618

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.

Dated this 17 day of April, 2024.


 BEAGLES ROCK LLC
 Logan Luptak, its Manager

 Margaret McCracken Luptak

REAL ESTATE TRANSFER TAX	18-Apr-2024
CHICAGO:	5,250.00
CTA:	2,100.00
TOTAL:	7,350.00 *

13-23-312-032-0000 | 20240401680214 | 2-115-117-360
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	18-Apr-2024
COUNTY:	350.00
ILLINOIS:	700.00
TOTAL:	1,050.00

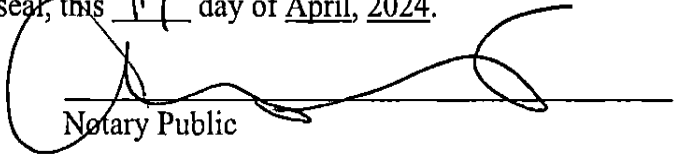
13-23-312-032-0000 | 20240401680214 | 0-971-022-640

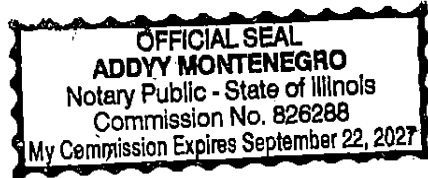
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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Logan Luptak and Margaret McCracken Luptak 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 it signed, sealed and delivered in the instrument as its 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 17 day of April, 2024.


Notary Public



THIS INSTRUMENT PREPARED BY
Skalnik Legal Services
1018 West Madison Street, Suite 2A
Chicago, IL 60607

MAIL TO:
Iversen Law
119 Emerson Street
Suite 262
Mt. Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:
Bryce Trzebiatowski
3424 North Hamilton Avenue
Chicago, IL 60618

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

LOT 14 IN BLOCK 3 IN C.N. LOUCKS RESUBDIVISION OF BLOCK 7 AND 10 IN KILER K. JONES SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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