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Doc# 2412224346 Fee \$88.00  
 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
 CEDRIC GILES  
 COOK COUNTY CLERK'S OFFICE  
 DATE: 5/1/2024 3:34 PM  
 PAGE: 1 OF 5

Property of Cook County Clerk's Office

## WARRANTY DEED


Grantors, Jason Henninger and Whitney N. Henninger, husband and wife, of 4119 N. Monticello Avenue, Chicago, IL, for and in consideration of Ten and <sup>no</sup>/<sub>100</sub> Dollars (\$10.00) and other good and valuable consideration received, hereby CONVEYS AND WARRANTS to Keith Litwin, Trustee of the Keith Litwin Revocable Trust, u/a/d September 23, 2022, the Real Estate located at and commonly known as:



4119 N. Monticello Avenue, Chicago, Illinois 60618;

P.I.N.: 13-14-325-014-0000

Whose legal description is attached hereto and incorporated herein:

TO HAVE AND TO HOLD said Premises forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

REAL ESTATE TRANSFER TAX		30-Apr-2024
	CHICAGO:	6,187.50
	CTA:	2,475.00
	TOTAL:	8,662.50 *
13-14-325-014-0000   20240401690612   1-773-807-920		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		30-Apr-2024
	COUNTY:	412.50
	ILLINOIS:	825.00
	TOTAL:	1,237.50
13-14-325-014-0000   20240401690612   0-257-698-096		

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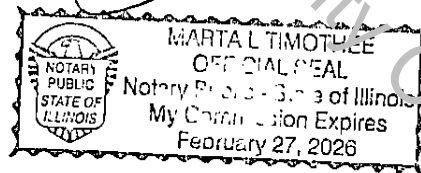
JH  
\_\_\_\_\_  
JASON HENNINGER

STATE OF IL )  
                              ) SS.  
COUNTY OF COOK

I, Marta L. Timothee, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Jason Henninger, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of April, 2024.

[Signature]  
\_\_\_\_\_  
NOTARY PUBLIC



*Watermark: Clerk's Office of Cook County*

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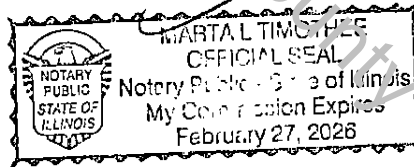
Whitney N. Henninger  
WHITNEY N. HENNINGER

STATE OF IL  
) SS.  
COUNTY OF Cook

I, Marta L. Timothee, a notary public in and for said County, in the State of IL, DO HEREBY CERTIFY that Whitney N. Henninger, personally known to me to be the same persons whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25 day of April, 2024.

Marta L. Timothee  
NOTARY PUBLIC



Clerk's Office

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Mail Deed:

Joel Lipman  
3104 W. Touhy Ave  
Chicago IL 60645

Mail Tax Bill:

Kevin Litum  
4119 N Monticello Ave  
Chicago IL 60648

This instrument was prepared by:  
Nimit Bammi, Esq  
Bammi Law Group LLC  
203 N. LaSalle Street, Suite 2100  
Chicago, Illinois 60601

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## LEGAL DESCRIPTION

Order No.: 24LS04659LP

For APN/Parcel ID(s): 13-14-325-014-0000

LOT 14 IN THE RESUBDIVISION OF LOTS 1 TO 24 BOTH INCLUSIVE IN BLOCK 25 IN THE SUBDIVISION OF BLOCK 1 TO 31 BOTH INCLUSIVE OF W. B. WALKERS ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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