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**WARRANTY DEED
INDIVIDUAL
Statutory (ILLINOIS)**

Doc#: 2413826099 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/17/2024 10:18 AM Pg: 1 of 4

Dec ID 20240401675057
ST/Co Stamp 0-954-271-024 ST Tax \$519.00 CO Tax \$259.50
City Stamp 0-938-473-776 City Tax \$5,766.77

THE GRANTOR, **Chaim Tzvi Krausz and Rachel Krausz, husband and wife**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, does hereby CONVEY and WARRANT to **Tenzin Wangchuk and Sonam Lhamo, husband and wife, as tenants by the entirety**, of City of Chicago, County of Cook, State of Illinois (the "Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED
HERETO FOR LEGAL DESCRIPTION.

Permanent Real Estate Index Number: 13-02-125-024-0000
Address of Real Estate: 6006 N. Lawndale Ave., Chicago, Illinois 60659

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 date of conveyance.

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.

FIRST AMERICAN TITLE
FILE # AF1041758 1A2

Mail To:
Dreyfuss Law Group
2040 N. Harlem Ave.
Elmwood Park Illinois 60707

Send Subsequent Tax Bills To:
Tenzin Wangchuk and Sonam Lhamo
6006 N. Lawndale Ave.
Chicago, Illinois 60659

This instrument was prepared by Eliyahu Morgenstern, Prero & Morgenstern., 6212 N. Lincoln Ave. Ste. 100, Chicago, IL 60659

[Signatures on Following Page]

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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 8th day of April, 2024.



Chaim Tzvi Krausz

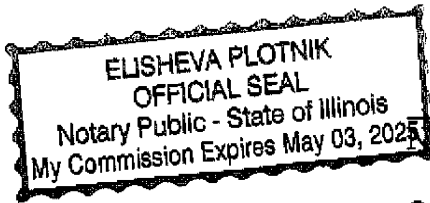


Rachel Krausz

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Chaim Tzvi Krausz personally appeared before me this day in person, and acknowledged that he has 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 8th day of April, 2024.





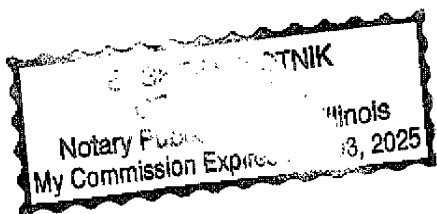
Notary Public

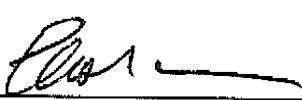
Commission expires May 3, 2025.

STATE OF)
)
COUNTY OF) SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that personally Rachel Krausz appeared before me this day in person, and acknowledged that she has 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 8th day of April, 2024.



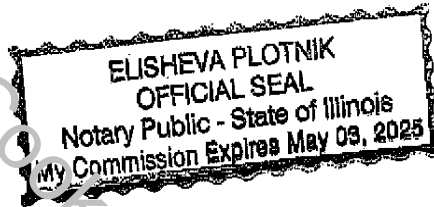


Notary Public

Commission expires May 3, 2025.

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Exhibit "A"
Legal Description

Lot 1 in GLIKOLB RESUBDIVISION of Lots 15 to 19 inclusive (except that part lying South of a line 67 feet North of and Parallel with the South line of the Northwest 1/4 of Section 2, Township 40 North, Range 13, East of the Third Principal Meridian) in Block 1 in OLIVER SALINGER AND COMPANY'S SECOND KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER Being a subdivision in the Northwest 1/4 of Section 2, Township 40 North, Range 13, East of the Third Principal Meridian, lying South of the Indian Boundary line, in Cook County, Illinois.

Property Index Number: 13-02-125-024-0000

Commonly Known As: 6006 N. Lawndale Ave. Chicago, Illinois 60659

Property of Cook County Clerk's Office