

# UNOFFICIAL COPY

Doc#: 2415102090 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/30/2024 10:52 AM Pg: 1 of 2

Dec ID 20240501610768

ST/Co Stamp 0-220-239-152 ST Tax \$975.00 CO Tax \$487.50

City Stamp 2-046-137-648 City Tax \$10,237.50

## WARRANTY DEED

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

File No: 24164676

THIS INDENTURE WITNESSETH, that the Grantor(s), Exclusive Home Investments, LLC, an Illinois limited liability company, of 3345 N. Springfield Ave. Chicago, IL 60618 for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Nick Guderyahn, \_\_\_\_\_, the following described real estate, to-wit: Nicholas

LOT 4 IN BLOCK 5 IN PIERCE'S HUMBOLDT PARK ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

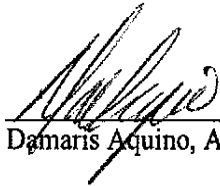
Permanent Real Estate Index Number: 16-02-211-032-0000

Address of Real Estate: 1448 N Kedzie Ave, Chicago, IL 60651

Subject to the following restrictions: a) all taxes and special assessments for the year 2023 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 23 Day of May, 2024

By: Exclusive Home Investments, LLC



Damaris Aquino, Authorized Manager

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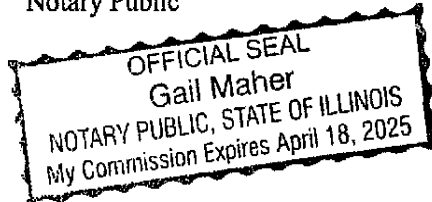
STATE OF IL )

COUNTY OF Cook ) ss.

I, the undersigned, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, certify that Damaris Aquino, personally known to me to be in her capacity as Manager of Exclusive Home Investments, LLC, the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that Damaris Aquino, in her capacity as Manager of the Company, signed and delivered that said instrument pursuant to the authority given by Members of said Company, as his free voluntary act, and as the free voluntary act and deed of the Company, for use and purposes therein set forth.

Given under my hand and Notarial Seal this 23 day of May, 2024

Gail Maher  
Notary Public



This Instrument was prepared by:

Das Law, Ltd  
1016 W. Jackson Blvd., #509  
Chicago IL 60607

Future Tax Bills to:

Nicholas Guleryahn  
2557 W Montrose LA  
Chicago IL 60618

After recording return document to:

Johnson Sullivan LTD  
11 East Hubbard #702  
Chicago IL 60611

REAL ESTATE TRANSFER TAX		24-May-2024
	COUNTY:	487.50
	ILLINOIS:	975.00
	TOTAL:	1,462.50
16-02-211-032-0000   20240501610768   0-220-239-152		

REAL ESTATE TRANSFER TAX		24-May-2024
	CHICAGO:	7,312.50
	CTA:	2,925.00
	TOTAL:	10,237.50 *
16-02-211-032-0000   20240501610768   2-046-137-648		

\* Total does not include any applicable penalty or interest due.