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Doc#: 2416924568 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/17/2024 3:56 PM Pg: 1 of 4

Dec ID 20240601628852
ST/Co Stamp 1-166-007-600 ST Tax \$145.00 CO Tax \$72.50
City Stamp 0-699-784-496 City Tax \$1,522.50



1300 Iroquois Avenue,
Suite 100, Naperville IL 60563
630-442-5200 Phone

- DEED
- POA
- OTHER
- UCC
- PLAT
- RECORD
- RE-RECORD

REMARKS:

Mail To:

Lakeland Title Services
1300 Iroquois Ave. Ste 100
Naperville IL 60563

LTS-1027895

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1027895 1 of 1

ILLINOIS WARRANTY DEED

THE GRANTOR(S),

**Michael Briley, as Conservator
of Lavater Briley, Adult Ward**

of the city of Chicago, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00), other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

Top Heating and Cooling Inc.
of 3003 South 86th Avenue, Justice, Illinois 60458

all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

PERMANENT INDEX NUMBERS: 25-05-131-033-0000

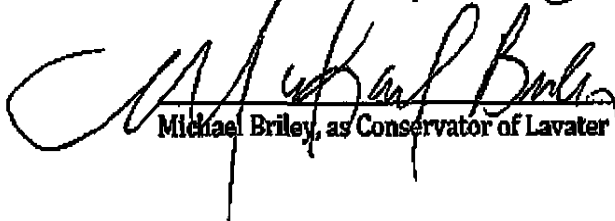
COMMON ADDRESS: 9046 South Racine Avenue, Chicago, Illinois 60620



LEGAL DESCRIPTION:


LOT 18 (EXCEPT THE NORTH 15 FEET) AND THE NORTH 20 FEET OF LOT 19 IN BLOCK 1 IN KELLY'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General taxes for the year 2023 and subsequent years; building lines and building laws and ordinances; zoning laws and ordinances, but only if the present use of the property is in compliance therewith or is a legal non-conforming use; easements for public utilities which do not underlie the improvements on the property; other covenants and restrictions of record which are not violated by the existing improvements upon the property; party wall rights and agreements; the terms, provisions covenants and conditions of the Declaration of Covenants and all amendments, if any; and any easements established by or implied from said Declaration or amendments.

Dated this 3 day of June, 2024.


Michael Briley, as Conservator of Lavater Briley

REAL ESTATE TRANSFER TAX		14-Jun-2024
	COUNTY:	72.5
	ILLINOIS:	148.0
	TOTAL:	217.5
25-05-131-033-0000 20240601628852 1-168-807-800		

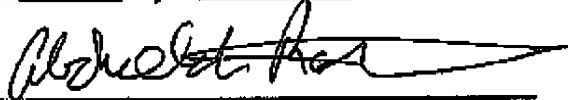
REAL ESTATE TRANSFER TAX		14-Jun-2024
	CHICAGO:	1,087.50
	CTA:	435.00
	TOTAL:	1,622.50 *
25-05-131-033-0000 20240601628852 0-699-784-495		
* Total does not include any applicable penalty or interest due.		

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State of Virginia)
County of Fairfax) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named individual(s), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

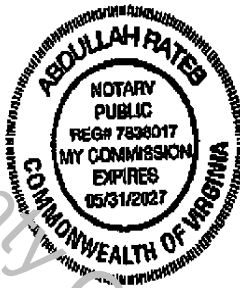
Given under my hand and official seal this 3 day of June, 2024.



NOTARY PUBLIC
My Commission Expires: 5/31/2027

SEND SUBSEQUENT TAX BILLS TO:

Top Heating and Cooling Inc.
8003 South 86th Avenue
Justice, Illinois 60458



UPON RECORDING MAIL THIS INSTRUMENT TO:

Top Heating and Cooling Inc.
8003 South 86th Avenue
Justice, Illinois 60458

THIS INSTRUMENT PREPARED BY:

Tammy L. Aiossa
Aiossa & Associates, P.C.
115270 S. Jackson St., Suite 104
Burr Ridge, Illinois 60527
Telephone: 630.908.3000

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PIN: 25-05-131-033-0000

LOT 18 (EXCEPT THE NORTH 15 FEET) AND THE NORTH 20 FEET OF LOT 19 IN BLOCK 1 IN KELLY'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office