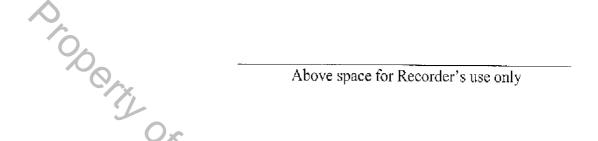
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WARRANTY DEED GENERAL Doc#. 2417720389 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 6/25/2024 2:47 PM Pg: 1 of 2

Dec ID 20240601633877 ST/Co Stamp 1-753-580-336 ST Tax \$1,110.00 CO Tax S555.00 City Stamp 0-096-697-648 City Tax \$11,655.00



THE GRANTOR(S), J Development LLC, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, in hand paid, convey(s) and warrant(s) to Kevin Thomas Carlson and Elizabeth Haynes, Husband and V life, as fenands by the entirely the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 16 IN BLOCK 2 IN WILLIAM E. HATTERMAN'S IRVING PARK BOULEVARD SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY 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; and GRANTEE(S)' own mortgage(s) or trust deed(s), if applicable.

Permanent Real Estate Index Number: 13-24-108-030-0000

Address of Real Estate: 3820 N. Troy Street, Chicago, IL 60618

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Dated: <u>TWL 11</u> , 2024.	
Joel Halperin	
STATE OF COUNTY OF Ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joel Halperin, personally known to me to be the person whose name is subscribed to 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, including the release and waiver of the right of the homestead.	
Given under my hand and official seal, this	day of JUNQ 2024.
	UFICAL SEAL JENNIE CONDOS
Commission Expires:	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES USAN 2023
5-4-2026	
	Notary Public

Prepared By:

After Recording, Mail To & Send Subsequent Tax

Bills to:

Del Madani, Esq. 2800 N. Lake Shore Dr. #2317 Chicago, IL 60657