## **UNOFFICIAL COPY**

WARRANTY DEED

(To Illinois LLC)

Doc#. 2423924592 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 8/26/2024 3:45 PM Pg: 1 of 2

Dec ID 20240801680480 ST/Co Stamp 1-572-953-904 ST Tax \$318.00 CO Tax \$159.00 City Stamp 0-231-431-984 City Tax \$3,339.00

### THE GRANTOR

Elijah Joseph, a single man, of 601 Bond Avenue, Unit 1312, Grand Rapids Michigan,

(The space above for Recorder's use only)

For and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to Killernan Group. LLC, an Illinois limited liability company, with principal offices at 9037 Sahler Avenue, Suite 4 Brookfield, Illinois, the following Real Estate situated in Cook County, Illinois, legally described as:

UNIT 721-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BELDEN-BURLING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 93227554, AS AMENDED FROM TIME 10 TIME, IN THE EAST 1/2 OF BLOCK 9 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

14-33-108-040-1002

Address of Real Estate:

721 W Belden Avenue, Unit 2, Chicago, JL 60614-3384

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, and general real estate taxes not due and payable at the time of Closing. Hereby releasing and waiving all rights under and by vious of the

Homestead Laws of the State of Illinois.

FIRST AMERICAN TITLE FILE # AFLOUSING

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# **UNOFFICIAL COPY**

Dated this / day of August, 2024

STATE OF MICHIGAN **COUNTY OF** 

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elijan Joseph, personally known to me to be the same person 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, including the release and waiver of the right of homestead. Given under my hand and official seal, this 7th day of August, 2024.

Seal:

DANIEL REDMON **NOTARY PUBLIC - MICHIGAN** 

NOTARY PUBLIC

This instrument was prepared by: Thomas A. Tozer, Tozer Law Onice, 1820 Ridge Road, Suite 101, Homewood, IL 60430

#### MAIL TO:

Killernan Group LLC PO Box 621 La Grange, IL 60525

### SEND SUBSEQUENT TAX 311 LS TO:

Killernan Group, LLC 9037 Sahler Avenue, Suite 4 Brookfield, Illinois 60513