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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Chicago Assets, LLC
1507 East 53rd Street, STE. 193
Chicago, IL 60615

Doc#: 2424802234 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 9/4/2024 12:53 PM Pg: 1 of 3

Dec ID 20240801693026
ST/Co Stamp 2-057-994-416 ST Tax \$190.00 CO Tax \$95.00
City Stamp 0-852-590-768 City Tax \$1,995.00

(The Above Space for Recorder's Use Only)

THE GRANTOR Chicago Assets, LLC, a limited liability company for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Vonna Coleman, an unmarried person, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

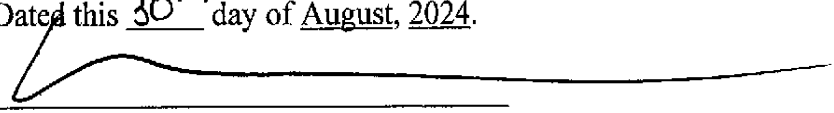
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 21-31-105-032-0000

Property Address: 7932 South Marquette Avenue, Chicago, IL 60617

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.

Dated this 30th day of August, 2024.

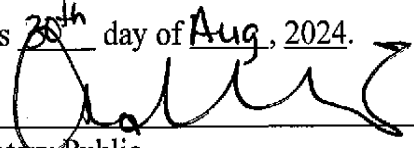

Chicago Assets, LLC
By: Kevin Skalnik, as authorized agent

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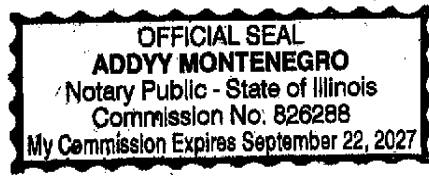
STATE OF ILLINOIS)
) SS,
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kevin Skalnik personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that it signed, sealed and delivered in the instrument as its 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 notarial seal, this 20th day of Aug, 2024.



 Notary Public



THIS INSTRUMENT PREPARED BY
 Skalnik Legal Services
 1018 West Madison Street, Suite 2A
 Chicago, IL 60607

MAIL TO:
~~Fortner Marjorie Law Office~~
~~P.O. Box 1445~~
~~Frankfort, IL 60423~~
 Vonna Coleman
 7932 S. Marquette Ave
 Chicago, IL 60617

SEND SUBSEQUENT TAX BILLS TO:
 Vonna Coleman
 7932 South Marquette Avenue
 Chicago, IL 60617

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

LOT 19 IN MAHAN'S SUBDIVISION OF BLOCK 7 OF CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALSO OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office