

UNOFFICIAL COPY

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WARRANTY DEED
Statutory (Illinois)



Doc# 2005122024 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/20/2020 10:34 AM PG: 1 OF 3



THE GRANTOR, Matthew Szontagh, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Eugene Lee, individually, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


Property Address: 4563 S. Wabash Avenue, Chicago, Illinois 60637
P.I.N. 20-03-313-025-0000

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year of 2019 and 2020.

****THIS IS NOT HOMESTEAD PROPERTY**

REAL ESTATE TRANSFER TAX		20-Feb-2020
	COUNTY:	155.00
	ILLINOIS:	310.00
	TOTAL:	465.00
20-03-313-025-0000 20200201614227 1-135-191-904		

ACKNOWLEDGEMENTS TO FOLLOW

REAL ESTATE TRANSFER TAX		19-Feb-2020
	CHICAGO:	2,325.00
	CTA:	930.00
	TOTAL:	3,255.00 *

20-03-313-025-0000 | 20200201614227 | 1-720-219-488

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

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Dated this 7 day of February, 2020

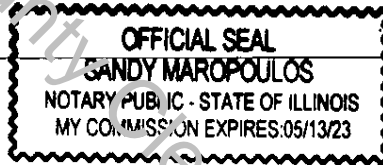
M-SZ
Matthew Szontagh

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Matthew Szontagh, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7 day of February 2020.

[Signature]
Notary Public



**THIS INSTRUMENT
PREPARED BY:**

Seth A. Kaplan, Esq.
Rudolph Kaplan LLC
20 North Clark St., Suite 2500
Chicago, IL 60602

**WHEN RECORDED
RETURN TO:**

Eugene A. Lee
5653 S. CALUMET
APT 2
CHICAGO, IL 60637
SEND FUTURE TAX

BILLS TO:

Eugene A. Lee
5653 S. Calumet
Apt. 2
Chicago, IL 60637

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Exhibit A- Legal Description

The West 110 feet of the South 23.64 feet of Lot 18 in Block 2 in Winston's Subdivision of the South 34 Acres of the West 1/2 of the Southwest 1/4 of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 20-03-313-025-0000

Property of Cook County Clerk's Office