

UNOFFICIAL COPY

Doc#: 2029007606 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/16/2020 04:21 PM Pg: 1 of 3

Dec ID 20200801658069
ST/CO Stamp 1-889-825-248 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-982-495-712 City Tax: \$4,725.00

WARRANTY DEED Tenancy by the Entirety (Illinois)

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GIT

THE GRANTOR Jeffrey Acevedo, an unmarried man, of 1991 Somerset Drive, Romeoville, IL 60446, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid.

CONVEYS AND WARRANTS to Carrie Beth Brewster-Fratt and Norbert O. Fratt, III, wife and husband, of Chicago, IL, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See attached legal description attached hereto as Exhibit "A" made a part hereof as though fully set forth.

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises NOT AS JOINT TENANTS NOR AS TENANTS IN COMMON BUT IN TENANCY BY THE ENTIRETY.

Permanent index number(s): 13-13-412-041-0000

Property address: 4159 N. Maplewood Avenue, Chicago, IL 60618

DATED this 6 day of AUGUST, 2020.

Jeffrey Acevedo

Jeffrey Acevedo

UNOFFICIAL COPY**WARRANTY DEED****Tenancy by the Entirety (Illinois)**

State of Illinois)
) ss.
 County of DuPage)

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

Given under my hand and official seal this 6 day of August, 2020.

Commission expires 6/24/23

[Signature]
 Notary Public

LAWRENCE K LAVANWAY III
 Official Seal
 Notary Public - State of Illinois
 My Commission Expires Jun 24, 2023



Recorder's Office Box No.


Mail to:

Name & address of taxpayer:

Paul Youkhana
 Attorney at Law
 541 N. Fairbanks Court, #2200
 Chicago, IL 60611

Carrie Beth Brewster-Fratt and Norbert O. Fratt, III
 4159 N. Maplewood Avenue
 Chicago, IL 60618

REAL ESTATE TRANSFER TAX		21-Aug-2020
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00
13-13-412-041-0000 20200801658069 1-889-825-248		

REAL ESTATE TRANSFER TAX		21-Aug-2020
	CHICAGO:	3,375.00
	CTA:	350.00
	TOTAL:	4,725.00 *
13-13-412-041-0000 20200801658069 0-987-495-712		
* Total does not include any applicable penalty or interest due.		

NAME AND ADDRESS OF PREPARER:

Lawrence K. LaVanway
 The Law Office of Lawrence K. LaVanway
 127 West Willow Avenue
 Wheaton, IL 60187
 Tel: (630) 765-7343
 Fax: (866) 559-2757

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EXHIBIT "A"

COMMON ADDRESS: 4159 N. Maplewood Avenue, Chicago, IL 60618

PARCEL NUMBER: 13-13-412-041-0000

LOT 48 (EXCEPT THE EAST 45 FEET 2 INCHES THEREOF) AND THE NORTH 12 FEET OF LOT 47 (EXCEPT THE EAST 45 FEET 2 INCHES THEREOF) IN BLOCK 1 IN PAUL O. STENSLAND'S SECOND SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office