

UNOFFICIAL COPY

Doc#: 2101439092 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/14/2021 10:58 AM Pg: 1 of 2

**Warranty Deed
ILLINOIS STATUTORY**

Dec ID 20201101673915
ST/CO Stamp 1-382-569-952 ST Tax \$390.00 CO Tax \$195.00
City Stamp 0-994-400-224 City Tax: \$4,095.00

Ft. Dearborn File: FD-20-1770

THE GRANTOR, ELIZABETH S. KLAFETA, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS DEED to **AMBER MARINO, A Single Woman**, of 1401 W Cuyler Ave., Chicago, IL 60613, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Parcel H: The East 14.46 feet of the West 72.34 feet measured along the North line, and the East 14.46 feet of the West 72.90 feet, measured along the South Line of Lots 13 and 14 and the South 5.50 feet of Lot 12, taken as a tract, in the Subdivision of that part of Lot 1 lying South of the railroad right of way and all of Lots 2, 3, 5, 6, 7 and 8 of Block 13 of E. Simon's Subdivision of the Southeast 1/4 of Section 35, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.



Permanent Real Estate Index Number(s): 13-35-417-061-0000

Common Address of Real Estate: 1720 N. Kedzie Avenue Unit H, Chicago, IL 60647


SUBJECT TO: the following restrictions: a) all taxes and special assessments for the year 2020 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTOR'S SPOUSE

Dated this 16th day of November, 2020

REAL ESTATE TRANSFER TAX		08-Dec-2020
	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00

13-35-417-061-0000 | 20201101673915 | 1-382-569-952

REAL ESTATE TRANSFER TAX		08-Dec-2020
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00 *

13-35-417-061-0000 | 20201101673915 | 0-994-400-224
* Total does not include any applicable penalty or interest due.

FD-20-1770 1862

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Elizabeth S. Klafeta

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
County of Riverside) ss.

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ELIZABETH S. KLAFFETA, personally known to me be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledges that she sealed and delivered the said instrument as her 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 16 day of November, 2020



[SEAL]

This instrument was prepared by:
Melissa Tannehill
Tannehill Law, LLC
17 E. Monroe, Suite 230
Chicago, IL 60603

Send subsequent tax bills to:
Amber Marino
1720 N. Kedzie Ave. Unit H
Chicago, IL 60647

Mail Recorded Instrument to:
Amber Marino
1720 N. Kedzie Ave. Unit H
Chicago, IL 60647