

# UNOFFICIAL COPY



\*2114645038D\*

## WARRANTY DEED

STATE OF ILLINOIS

Doc# 2114645038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2021 02:13 PM PG: 1 OF 3

*Above Space for Recorder's Use Only*

THE GRANTORS, MICHAEL CAPALBO AND ERIN CAPALBO, HUSBAND AND WIFE, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO DAVID COHEN AND CAITLIN COHEN, *husband and wife, AS Tenants by the Entirety*

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 4912 NORTH ROCKWELL STREET, CHICAGO, ILLINOIS 60625-2726

PERMANENT INDEX NUMBER(S): 13-12-414-026-000

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS:

*April 30, 2021*

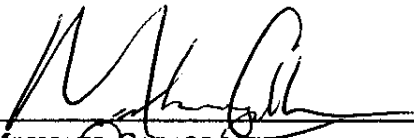
Chicago Title

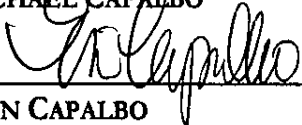
*21GSC017445NA/DH*

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S 4  
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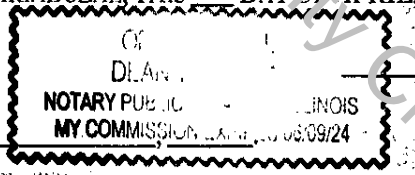
  
\_\_\_\_\_  
MICHAEL CAPALBO (SEAL)

  
\_\_\_\_\_  
ERIN CAPALBO (SEAL)

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **MICHAEL CAPALBO AND ERIN CAPALBO**, ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR 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 30 DAY OF APRIL, 2021.



\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



|                                                                                                                                  |                                                                                                                              |                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| <p>This Instrument was Prepared By:</p> <p>Ryan Law Group, Ltd.<br/>2661 N. Lincoln Ave, Floor 1<br/>Chicago, Illinois 60614</p> | <p>Send Subsequent Tax Bills to:</p> <p>David Cohen and Caitlin Cohen<br/>4912 N. Rockwell St<br/>Chicago, IL 60625-2726</p> | <p>After Recording Mail To:</p> <p>Dana Siragusa<br/>25 E. Washington St<br/>Suite 700<br/>Chicago, IL 60602</p> |
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## LEGAL DESCRIPTION



Order No.: 21GSC017445NA

For APN/Parcel ID(s): 13-12-414-026-0000

LOT 12 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 47, 48, 53 AND 54 IN SHACKFORD'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

| REAL ESTATE TRANSFER TAX                                                            |          | 03-May-2021 |
|-------------------------------------------------------------------------------------|----------|-------------|
|  | CHICAGO: | 6,330.00    |
|                                                                                     | CTA:     | 2,532.00    |
|                                                                                     | TOTAL:   | 8,862.00 *  |
| 13-12-414-026-0000   20210201647591   2-023-768-336                                 |          |             |
| * Total does not include any applicable penalty or interest due.                    |          |             |

| REAL ESTATE TRANSFER TAX                                                            |           | 03-May-2021 |
|-------------------------------------------------------------------------------------|-----------|-------------|
|  | COUNTY:   | 422.00      |
|  | ILLINOIS: | 844.00      |
|                                                                                     | TOTAL:    | 1,266.00    |
| 13-12-414-026-0000   20210201647591   0-916-783-376                                 |           |             |