UNOFFICIAL COPY

WARRANTY DEED Illinois Statutory (Individual to Individual)

AFTER RECORDING MAIL TO:

Charles Galey, Esq. 6965 W. 111th St. Worth, IL 60482

SEND SUBSEQUENT TAX BILLS TO:

Jennifer Magiera & James Magiera 1770 W. Olive Ave. Chicago, IL 60690



Doc# 2121606053 Fee \$88.00

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

KAREN A. YARBROUGH COOK COUNTY CLERK

BATE: 08/04/2021 03:06 PM PG: 1 OF 2

Above space for Recorder's use only

THE GRANTOR; Kelly Cunningham, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEY and WARRANT to Jennifer Magiera and James Magiera, a married couple, of 120 N. Halsted St., Unit 4, Chicago, Illinois 60661, not as Joint Tenants, not as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LOT 5 IN BECKER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 24, 1914 AS DOCUMENT NO. 5443217 IN COOK COUNTY, ILLINO'S.

Permanent Real Estate Index Number: 14-06-407-030-0000 Address of Real Estate: 1770 W. Olive Ave., Chicago, IL 60660

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 forever.

SUBJECT TO: General real estate taxes not yet due and payable at closing, easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Dated this A day of May, 2021

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

CTA 2195A35658 CD 143 CAB

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STATE OF TEXAS)	
)	SS.
COUNTY OF HARRIS)	

the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kelly Cunningham**, 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 they signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if any such right exists.

Given under my hand and official seal, this 2200 day of May, 2021

My commission expires on 0<

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NOTARY PUBLIC



This instrument was prepared by:

Ashen Law Group 217 N. Jefferson St., Suite 601 Chicago, IL 60661 (312) 655-0800

REAL ESTATE TRANS	SFER TAX	18-Jun-2021		
	CHICAGO:	9,187.50		
	CTA:	3,675.00		
	TOTAL:	12,862.50 *		
14-06-407-030-0000	20210501647270	1-129-428-240		

* Total does not include any applier the penalty or interest due.

RE/	AL ESTATE	TRANSFER T	'AX	18-Jun-2021
			COUNTY:	612.50
		(3)(2)	ILLINOIS:	1,225.00
			TOTAL:	1,837.50
	4 4 00 40	7 020 0000	L 2024 0F04 C47270 L	0 E00 EE7 200