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Doc# 2200342064 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/03/2022 12:26 PM PG: 1 OF 3

WARRANTY DEED

AFTER RECORDING MAIL TO:

Joseph Talarico
15000 South Cicero Ave.,
Oak Forest, IL 60452

MAIL REAL ESTATE TAX BILL TO:

Colin Shopp and Emily Shopp
3534 W. Belden Ave.
Chicago, IL 60647

(Reserved for Recorders Use Only)

Chicago Title

2165c330058 LP h w

THE GRANTOR: **Raymond Fernandez**, a married man, joined by his spouse, **Katherine Ann Wallace**, signing to waive homestead only, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **Colin Shopp and Emily Shopp**, *HUSBAND & WIFE, TENANTS BY THE ENTIRETY*, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: **3534 W. Belden Ave, Chicago, IL 60647**
PIN: **13-35-204-011-0000**

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

REAL ESTATE TRANSFER TAX		06-Dec-2021
	COUNTY:	277.50
	ILLINOIS:	555.00
	TOTAL:	832.50
13-35-204-011-0000 20211201656845 0-112-890-512		

REAL ESTATE TRANSFER TAX		06-Dec-2021
	CHICAGO:	4,162.50
	CTA:	1,665.00
	TOTAL:	5,827.50
13-35-204-011-0000 20211201656845 2-126-942-864		

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

Handwritten notes and signatures on the right margin, including a large '3' and other illegible marks.

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DATED this 22nd day of Nov, 2021.

[Signature]
Raymond Fernandez

[Signature]
Katherine Ann Wallace

STATE OF Illinois)
COUNTY OF Cook)SS

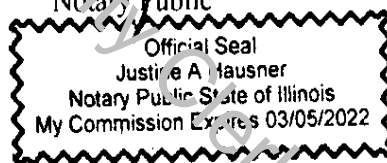
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Raymond Fernandez and Katherine Ann Wallace**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/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 22nd day of Nov, 2021.

[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

Justine A. Hausner
Hausner Law Group, LLC
161 N. Clark St., 16th Floor
Chicago, IL 60601



JUSTINE A. HAUSNER'S Office

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LEGAL DESCRIPTION

Order No.: 21GSC330058LP

For APN/Parcel ID(s): 13-35-204-011-0000

LOT 106 IN THE SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/3 OF THE NORTH EAST 1/4 OF SECTION 35. TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office