

PT 21-79757

**UNOFFICIAL COPY**



\*2204833050\*

1 of 2

**WARRANTY DEED**

MAIL TO:  
The David Frank Law Group  
3400 Dundee Road  
Suite 320  
Northbrook, IL 60062

Doc# 2204833050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2022 03:12 PM PG: 1 OF 5

PREPARED BY:  
Alexandra Pavichevich  
Attorney at Law  
6007 N. Sheridan Road  
Chicago, IL 60660

THE GRANTORS, James Beard and Florentina Ramniceanu Beard, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, convey and warrant to:

Allister Peerar and Elizabeth Wagner, husband and wife, not as joint tenants, but AS TENANTS BY THE ENTIRETY,

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

PROPERTY INDEX NUMBER: 14-29-222-003-0000  
PROPERTY ADDRESS: 853 W. Oakdale, Chicago, IL

SUBJECT TO: General taxes for the year 2021, and subsequent years, years not due and payable at the 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 Real Estate.

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

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DATED this 10 day of February, 2022.

James Beard  
James Beard

Florentina Ramniceanu Beard  
Florentina Ramniceanu Beard

STATE OF ILLINOIS  
COUNTY OF COOK

The undersigned, a notary public in and for the above county and state, certifies that James Beard and Florentina Ramniceanu Beard known to me to be the same persons whose names are subscribed as Grantors to the foregoing instrument, appeared before me in person and acknowledged signing and delivering the instrument as their free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal

This 10<sup>th</sup> day of February, 2022

Mirzeta Pajazetovic  
NOTARY PUBLIC

MAIL SUBSEQUENT TAX BILLS TO:



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## Exhibit A

Lot 45 in Block 2 of Woodland's Subdivision of the East 1/2 of Outlot 5 of Canal Trustees Subdivision in the East 1/2 of the North East 1/4 of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Mail Subsequent Tax Bills To: The David Frank Law Group, 3400 Dundee Rd, Suten 320, Northbrook, IL 60062

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

15-Feb-2022



**CHICAGO:**

12,300.00

**STATE:**

4,920.00

**TOTAL:**

17,220.00\*

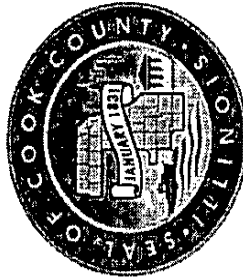
14-29-222-003-0000 | 20220201625787 | 1-812-015-504

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

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REAL ESTATE TRANSFER TAX

15-Feb-2022



<b>COUNTY:</b>	820.00
<b>ILLINOIS:</b>	1,640.00
<b>TOTAL:</b>	2,460.00

14-29-222-003-0000

20220201625787

0-794-175-888

Property of Cook County Clerk's Office