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PT 21-79172

Doc#: 2205907026 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/28/2022 06:11 AM Pg: 1 of 3

Dec ID 20220201626709
ST/CO Stamp 0-483-973-520 ST Tax \$1,072.50 CO Tax \$536.25
City Stamp 0-700-897-680 City Tax: \$11,261.25

WARRANTY DEED

Daniel Brenda Happ and Ana Cesan, husband and wife, 1740 W Cortland St, Chicago, IL 60622 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to **Haley Birnbaum and Sarah Hans**, 230 W. Division St., Unit 1101, Chicago, IL 60610 ("Grantee"), as 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

Permanent Real Estate Index Number: 14-31-404-043-0000

Address of Real Estate: 1740 W. Cortland St., Chicago, IL 60622

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

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ALTA COMMITMENT FOR TITLE INSURANCE

COMMITMENT NO.: PT21-79172

EXHIBIT A

The Land is described as follows:

Lot 43 in Block 29 in Sheffield Addition to Chicago in the Southeast 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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