

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2209018233 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/31/2022 10:19 AM Pg: 1 of 1

WHEN RECORDED, MAIL TO:

Dec ID 20220301642509
ST/CO Stamp 0-841-923-984 ST Tax \$550.00 CO Tax \$275.00
City Stamp 0-488-007-056 City Tax: \$5,775.00

Law Office of David Frueh
203 N. LaSalle, Ste 2100
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Ben Adamski and Erin Celia Perone
2033 N. Damen Avenue, Unit 3S
Chicago, Illinois 60647

GRANTORS, **Adam Schumacher and Nicole Moret**, husband and wife, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, **Ben Adamski and Erin Celia Perone**, of Chicago, Illinois, as JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Stc 1575325GE
1 of 2

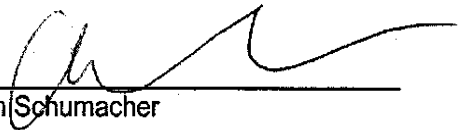
Permanent Index No.: 14-31-213-048-1003

Property Address: 2033 N. Damen Avenue, Unit 3S, Chicago, Illinois 60647.

Subject to the following, if any: (1) General real estate taxes for the year 2021-2nd installment and subsequent years; (2) (2) covenants, conditions and restrictions of record; if any; (3) Purchasers' mortgages of record, if any.

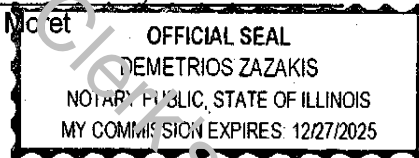
DATED this 25 Day of February, 2022.

DATED 25 Day of February, 2022.


Adam Schumacher



Nicole Moret

STATE OF ILLINOIS)
COUNTY OF COOK)



I, the undersigned, a Notary Public, do hereby certify that ADAM SCHUMACHER and NICOLE MORET, 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 notary seal, this 25th Day of February, 2022.

My commission expires 12/27/25

Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX	08-Mar-2022
CHICAGO:	4,125.00
CTA:	1,650.00
TOTAL:	5,775.00 *

REAL ESTATE TRANSFER TAX	30-Mar-2022
COUNTY:	275.00
ILLINOIS:	550.00
TOTAL:	825.00

14-31-213-048-1003 | 20220301642509 | 0-488-007-056

14-31-213-048-1003 | 20220301642509 | 0-841-923-984

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