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2210346033D

Doc# 2210346033 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/13/2022 01:40 PM PG: 1 OF 4

WARRANTY DEED

AFTER RECORDING MAIL TO:

Andrew J. Maxwell
3010 N. California Ave.
Chicago, IL 60618

CT 20220301663770

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Andrew J. Maxwell and Ann E. Maxwell
1416 W. Cuyler Ave.
Chicago, IL 60613



THE GRANTOR: Bruce A. Mitchell, married to Elizabeth J. Rybak, of 1854 Golden Gate, San Francisco, CA 94115, 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 **Andrew J. Maxwell and Ann E. Maxwell**, husband and wife, of Chicago, IL, to have and to hold, 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

Commonly known as: 1416 W. Cuyler Ave., Chicago, IL 60613
PIN: 14-17-313-037-0000

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

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyers; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property.

REAL ESTATE TRANSFER TAX		11-Apr-2022
	COUNTY:	650.00
	ILLINOIS:	1,300.00
	TOTAL:	1,950.00
14-17-313-037-0000 20220301663770 0-810-341-264		

REAL ESTATE TRANSFER TAX		11-Apr-2022
	CHICAGO:	9,750.00
	CTA:	3,900.00
	TOTAL:	13,650.00 *
14-17-313-037-0000 20220301663770 0-173-855-632		
* Total does not include any applicable penalty or interest due.		

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NOTE: This property is not homestead property as to Elizabeth J. Rybak. ^P_{SEP}

DATED this 31st day of March, 2022.

X Bruce A. Mitchell

Bruce A. Mitchell

~~STATE OF _____)
)SS
COUNTY OF _____)

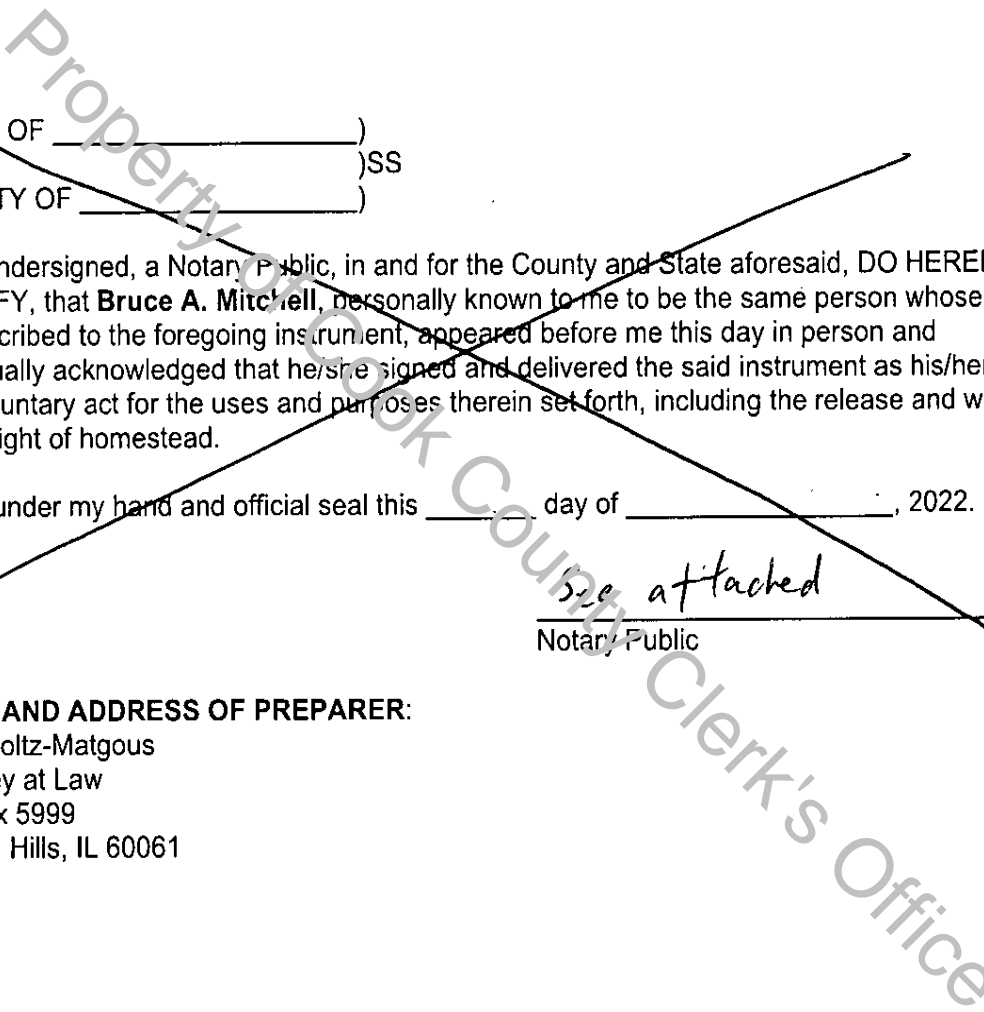
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Bruce A. Mitchell**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she 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 _____ day of _____, 2022.~~

See attached

Notary Public

NAME AND ADDRESS OF PREPARER:
Julie Moltz-Matgous
Attorney at Law
PO Box 5999
Vernon Hills, IL 60061



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Remote Notarization Certification

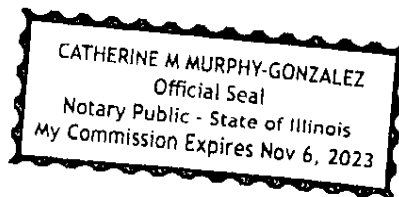
I, CATHERINE M MURPHY GONZALEZ, a notary in and for the County of DuPage, State of Illinois, hereby certify that while I was physically present in the state of Illinois, Bruce A. Mitchell, (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the WARRANTY DEED (document) consisting of 4 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me 3/31/2022.

Catherine M Murphy Gonzalez

Notary Public

Commission Expires:



(Seal)

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 28 IN BLOCK 3 IN ASHLAND ADDITION TO RAVENSWOOD IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyers; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property.

P.I.N.: 14-17-313-037-0000

Commonly known as: 1416 W. Cuyler Ave., Chicago, IL 60613

BAM