

UNOFFICIAL COPY

Doc#: 2212421444 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2022 02:46 PM Pg: 1 of 2

Dec ID 20220401697817
ST/CO Stamp 0-368-138-128 ST Tax \$525.00 CO Tax \$262.50
City Stamp 0-144-267-152 City Tax: \$5,512.50

WARRANTY DEED

1642779 1/2 KB

THIS INDENTURE
WITNESSETH, THAT THE
GRANTOR, LUCIA M.
RASCOV, an unmarried woman,
for and in consideration of Ten
and no/100 Dollars (\$10.00), in
hand paid, and of other good and
valuable consideration, receipt
and sufficiency of which is

hereby acknowledged, conveys and warrants unto ANDREW NERGER & YADIRA SERNA, a single
man and single woman, not as tenants in common but as JOINT TENANTS, as GRANTEE, all of the
following described real estate situated in the County of Cook in the State of Illinois, to wit:

**Lot 22 in Block 26 in the Original Subdivision of Montrose in Section 15, Township 40
North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Real Estate Index Number(s): 13-15-119-002 - 0000

Address of Real Estate:

4547 N. Kilpatrick Avenue
Chicago, Illinois 60630

Grantee's Address

Subject, however, to the general real estate taxes for the year 2021 and 2022 not yet due and payable and
thereafter, and all instruments, covenants, conditions, restrictions, applicable zoning laws, ordinances, and
regulations of record. Together with all building lines and easements, if any, provided 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.

Dated this 22nd day of April, 2022.

GRANTOR

Lucia M. Rasco

LUCIA M. RASCOV

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

REAL ESTATE TRANSFER TAX 02-May-2022

| | |
|----------|------------|
| CHICAGO: | 3,937.50 |
| CTA: | 1,575.00 |
| TOTAL: | 5,512.50 * |

13-15-119-002-0000 | 20220401697817 | 0-144-267-152

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

REAL ESTATE TRANSFER TAX 02-May-2022

| | |
|-----------|--------|
| COUNTY: | 262.50 |
| ILLINOIS: | 525.00 |
| TOTAL: | 787.50 |

13-15-119-002-0000 | 20220401697817 | 0-368-138-128

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois DO HEREBY CERTIFY that LUCIA M. RASCOV personally known to be to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 2nd day of April, 2022.

Donald D Golem
Notary Public



STATE OF ILLINOIS)
) SS)
COUNTY OF COOK)

~~I, the undersigned, a Notary Public in and for said County, in the State of Illinois DO HEREBY CERTIFY that NANCY J. SUFRANSKY personally known to be to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.~~

~~GIVEN under my hand and official seal, this ___ day of April, 2022.~~

~~_____
Notary Public~~

MAIL RECORDED DEED

Jill Daniels LLC
29 S. Braunard Ave
La Grange, IL 60525

SEND SUBSEQUENT TAX FILLS TO:

Andrew Neraer & Yadira Serna
4547 N. Kilpatrick Avenue
Chicago, IL 60630

THIS INSTRUMENT PREPARED BY:

Robert E. Molloy
2234 W. North Avenue
Chicago, Illinois 60647
(773) 454-5685