

UNOFFICIAL COPY

2230933

**WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

Doc#. 2213021032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2022 07:25 AM Pg: 1 of 3

Dec ID 20220401691603
ST/CO Stamp 0-135-526-288 ST Tax \$302.00 CO Tax \$151.00
City Stamp 1-698-232-208 City Tax: \$3,171.00

MAIL TO:
Avni Shah
Bell & Shah, LLC
2015 W. Fullerton Avenue
Chicago, IL 60647

GRANTORS, **Susan O'Shea**, as Trustee of the **Susan O'Shea Declaration of Living Trust dated January 23, 2015**, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), **James Bennett and Esmeralda Bennett**, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent Index Number: 13-31-404-003-0000



Property Address: 1853 N. Oak Park Avenue, Chicago, IL 60707


**PRAIRIE TITLE
6821 NORTH AVE.
OAK PARK, IL 60302**

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants 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 property.

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

TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety forever.

REAL ESTATE TRANSFER TAX		09-May-2022
	COUNTY:	151.00
	ILLINOIS:	302.00
	TOTAL:	453.00
13-31-404-003-0000 20220401691603 0-135-526-288		

REAL ESTATE TRANSFER TAX		09-May-2022
	CHICAGO:	2,265.00
	CTA:	906.00
	TOTAL:	3,171.00 *
13-31-404-003-0000 20220401691603 1-698-232-208		
* Total does not include any applicable penalty or interest due.		

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DATED this 27th day of April, 2022.

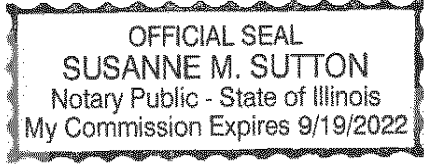
[Signature]
Susan O'Shea

Grantor

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 27th day of April, 2022.



[Signature] (SEAL)

This document prepared by: Sue Sutton
Spina McGuire & Okal, P.C.
7610 West North Avenue
Elmwood Park, IL 60707

Send future tax bills to:
James & Esmeralda Bennett
1853 N. Oak Park Avenue
Chicago, IL 60707

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

LOT 470 IN GALEWOOD BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1853 N. Oak Park Avenue, Chicago, IL 60707

PERMANENT INDEX NUMBER: 13-31-404-003-0000

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