


UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

RICHARD C. SPAIN
SPAIN, SPAIN & VARNET P.C.
33 W. Dearborn #2220
Chicago, IL 60602


2213810021D
Doc# 2213810021 Fee \$88.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 05/18/2022 11:34 AM PG: 1 OF 4

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Charles McClure and Rosemarie McClure
2233 Geneva Terrace
Chicago, IL 60614

THE GRANTORS: Matthew Culek, Divorced + not remarried of 4 E. Elm St., Unit 11N, Chicago, Illinois 60614, and Erin Culek, Divorced + not remarried of 1013 N. Burling Street, Chicago, IL 60614, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **Charles McClure and Rosemarie McClure, husband and wife**, of 240 E. Illinois St., Unit 3105, Chicago, IL 60614, to have and to hold, as Tenants by the Entirety, following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2233 Geneva Terrace, Chicago, IL 60614
PIN: 14-33-111-064-0000

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 or suffered through Buyers; homeowner's association declaration and bylaws, if any; and 2nd installment of general real estate taxes for 2021 and subsequent years.

22GST199196VH
Mm 10/1

REAL ESTATE TRANSFER TAX 07-May-2022



CHICAGO: 17,512.50
CTA: 7,005.00
TOTAL: 24,517.50 *

14-33-111-064-0000 | 20220401696406 | 0-398-030-736

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

REAL ESTATE TRANSFER TAX 07-May-2022



COUNTY: 1,167.50
ILLINOIS: 2,335.00
TOTAL: 3,502.50

14-33-111-064-0000 | 20220401696406 | 1-821-144-976

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DATED this 22ND day of April, 2022.

X Matthew Culek
Matthew Culek

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

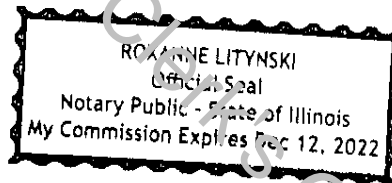
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Matthew Culek**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that they signed 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 official seal this 22 day of April, 2022.

Roxanne Litynski
Notary Public

NAME AND ADDRESS OF PREPARER:

Julie Moltz-Matgous
Attorney at Law
PO Box 5999
Vernon Hills, IL 60061



Property of Cook County Office

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EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF LOTS 25, 26 AND 27, TAKEN AS A SINGLE TRACT, IN BLOCK 1 IN SUBDIVISION OF BLOCK 12 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, BEING ALSO THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH GENEVA TERRACE WITH THE NORTH LINE OF WEST GRANT PLACE IN THE CITY OF CHICAGO, THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 33.43 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 08 MINUTES 07 SECONDS MEASURED COUNTERCLOCKWISE, EAST TO NORTH FROM THE LAST DESCRIBED COURSE EXTENDED, BEING ALONG THE CENTERLINE AND ITS EXTENSIONS OF A PARTYWALL, A DISTANCE OF 72.23 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE WEST ALONG THE SAID NORTH LINE OF TRACT A DISTANCE OF 33.55 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, BEING ALSO THE EAST LINE OF AFORESAID GENEVA TERRACE, A DISTANCE OF 72.23 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record ; public and utility easements, acts done or suffered through Buyers; homeowner's association declaration and bylaws, if any; and 2nd installment of general real estate taxes for 2021 and subsequent years.

P.I.N.: 14-31-111-064-0000

Commonly known as: 2233 Geneva Terrace, Chicago, IL 60614