

UNOFFICIAL COPY

Doc#: 2218739150 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/06/2022 09:46 AM Pg: 1 of 2

Dec ID 20220601660735
ST/CO Stamp 1-528-821-840 ST Tax \$667.00 CO Tax \$333.50
City Stamp 1-172-109-392 City Tax: \$7,003.50

A22-2008 BC
WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual

THE GRANTORS, MATTHEW F SANSONE and LUBNA A SANSONE, a married couple, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEEES, MATTHEW BREEN, (A single person), and JOHN DAVE NEUHAUSER, (A single person), of the City of Chicago, Cook County, State of Illinois, _____, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; general real estate taxes for the year 2021 and subsequent years; and

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

Permanent Real Estate Index Number(s): 13-36-420-009-0000
Address(es) of Real Estate: 1739 N Talman Ave, Chicago, IL 60647

Dated this JUNE Day of 16TH, 2022.

[Signature]
MATTHEW F SANSONE

[Signature]
LUBNA A SANSONE

State of Illinois)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY MATTHEW F SANSONE and LUBNA A SANSONE, personally known to me to be the same person(s) whose name(s) 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 official seal, this 16th day of June, 2022.

[Signature] (Notary Public) Commission Expires 09/30/23

This instrument was prepared by: Bell & Shah, LLC, 2015 W. Fullerton Ave., Chicago, Illinois 60647
Mail To: Matthew Breen and John Dave Neuhauser, 1739 N Talman Ave, Chicago, IL 60647
Send Subsequent Tax Bills to: MATTHEW BREEN and JOHN DAVE NEUHAUSER, 1739 N Talman Ave, Chicago, IL 60647




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Legal Description

Lot 42 in S.E. Gross' Subdivision of Lots 1, 2, 3, 4 and 5 in Block 5 in Borden's Subdivision of the West 1/2 of the Southeast 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:
1739 N Talman Ave
Chicago, IL 60647

Pin: 13-36-420-009-0000

REAL ESTATE TRANSFER TAX		05-Jul-2022
	CHICAGO:	5,002.50
	CTA:	2,001.00
	TOTAL:	7,003.50 *
13-36-420-009-0000 20220601660735 1-172-100-002		

REAL ESTATE TRANSFER TAX		05-Jul-2022
	COUNTY:	337.50
	ILLINOIS:	367.00
	TOTAL:	704.50
13-36-420-009-0000 20220601660735 1-528-821-540		

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