

UNOFFICIAL COPY

A22-3030SA
WARRANTY DEED

Doc#: 2219920230 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/18/2022 11:50 AM Pg: 1 of 2

Dec ID 20220701671839
ST/CO Stamp 2-143-908-944 ST Tax \$445.00 CO Tax \$222.50
City Stamp 1-070-167-120 City Tax: \$4,672.50

THE GRANTOR, Amanda Hwu, a
single woman, of ~~4436 North La Crosse~~ 5021 W Berenice Ave
Avenue, Chicago, Illinois, for and in
consideration of TEN DOLLARS (\$10.00), in
hand paid, and other good and valuable
consideration, CONVEYS and WARRANTS to
Audrey Ann Majors, a unmarried woman,
and ~~Scott Durand~~ Scott Durand, a UNMARRIED
man, of 3000 North Spaulding Avenue, Unit I,

Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:
LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions restrictions of record; building lines and easements, if any

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

Address of Real Estate: 4436 North La Crosse Avenue, Chicago, Illinois 60630

Permanent Real Estate Index Number: 13-16-229-021-0000

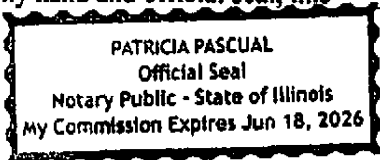
DATED this 12th day of July 2022

Amanda Hwu
AMANDA HWU

State of IL)
County of COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Amanda Hwu, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 12th day of July 2022



Patricia Pascual
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Patricia Gutierrez Pascual, Esq., 5716 West Lawrence Avenue, Chicago, Illinois 60630; 773/635-4100

AFTER RECORDING, MAIL TO:

Audrey Ann Majors
Scott Durand
4436 N. La Crosse Ave.
Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:

Audrey Ann Majors
Scott ~~Durand~~ Durand
4436 North La Crosse Avenue
Chicago, Illinois 60630


UNOFFICIAL COPY



Legal Description

Lot 127 and the North 5 feet of Lot 126 in Creighton's Addition to Chicago, a Subdivision of part of Lot 32 in Montrose a Subdivision of the Northwest 1/4 and the North 1/2 of the Southwest 1/4 and the East 1/2 of Lot 1 of School Trustees Subdivision being the East 40 acres of the West 1/2 of Section 16, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address:
4436 N La Crosse Ave
Chicago, IL 60630

Pin: 13-16-229-021-0000

REAL ESTATE TRANSFER TAX		18-Jul-2022
	CHICAGO:	3,337.50
	CTA:	1,335.00
	TOTAL:	4,672.50 *
13-16-229-021-0000 20220701671839 1-070-167-120		

REAL ESTATE TRANSFER TAX		18-Jul-2022
	COUNTY:	222.50
	ILLINOIS:	445.00
	TOTAL:	667.50
13-16-229-021-0000 20220701671839 2-43-508-944		

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