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Doc#. 2220645064 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/25/2022 11:20 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Julia Berg and Tyler Maule 4834 N. Hamilton Avenue Chicago in 60625 Dec ID 20220601650180 ST/CO Stamp 0-206-628-944 ST Tax \$1,135.00 CO Tax \$567.50 City Stamp 0-862-677-072 City Tax: \$11,917.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Julia Berg and Tyler Maule, a married couple of Chicago, IL for and in consideration of TEN AND 00/.00 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Joseph Aaron Namestka and Kately 1 Namestka, ______, of Chicago IL, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-07-322-022-0000

Property Address: 4834 N. Hamilton Avenue, Chicago, IL 60525

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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Proper Title, L.L.C. 1530 E. Dundee Road Suite #250 Palatine, IL 60074

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Dated this 23 day of May, 20	<u>)22</u> .	
Siturger		Tyler Marile
Julia Berg		Tyle Maule
STATE OF ILLINOIS)	
STATE OF IDDINOIS) SS,	
COUNTY OF COOK)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Julia Berg and Tyler Maule 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 acknowledged that they signed, sealed and delivered in the instrument as their free and voluntary act, for the uses and proposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 23 day of May, 2022.

CARL ADORE ALEXANDER Official Seal Notary Public - State of Illinois My Commission Expires May 11, 2024

THIS INSTRUMENT PREPARED BY

Shane Mowery, Attorney at Law 3653 W Irving Park Rd Chicago, IL 60618

MAIL TO:

- Bill-Galioto

Joseph Aavon Namestka 4834 N. Hamilton Ave Chreago, IL 60625

SEND SUBSEQUENT TAX PILLS TO:

Joseph Aaron Namestka 4834 N. Hamilton Avenue Chicago, IL 60625

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EXHIBIT A LEGAL DESCRIPTION

The South 15 feet of Lot 80 and the North 15 feet of Lot 81 in Rood's Subdivision of part of Marbach's Subdivision in the Southwest 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clark's Office