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Doc#: 2222033114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2022 02:05 PM Pg: 1 of 3

Dec ID 20220701678192
ST/CO Stamp 0-332-841-552 ST Tax \$590.00 CO Tax \$295.00
City Stamp 1-162-429-008 City Tax: \$6,195.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

CLIFTON WINGFIELD C/D
CHRISTOPHER KARSTEN
155 N. WACKER DR. #4250
CHICAGO, IL 60606

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Clifton Wingfield
4115 W. Melrose St.
Chicago, IL 60641

THE GRANTORS: Aurel Talpos and Helen Talpos, husband and wife, of 4115 W. Melrose St., Chicago, IL 60641, 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 Clifton Wingfield, ALL UNMARRIED MAN, of _____, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 4115 W. Melrose St., Chicago, IL 60641
PIN: 13-22-436-015-0000

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

[Handwritten Signature]
[Handwritten Initials]

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DATED this 20 day of 07, 2022.

Aurel A Talpos (AT)
Aurel Talpos

Helen Talpos
Helen Talpos

STATE OF IL)
COUNTY OF COOK)SS

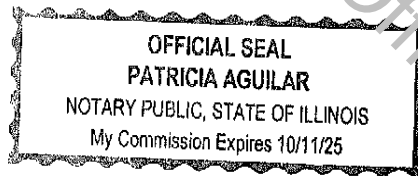
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Aurel Talpos and Helen Talpos**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged 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 20 day of July, 2022.

Patricia Aguilar
Notary Public

NAME AND ADDRESS OF PREPARER:

Alexander A. Echevarria
Attorney at Law
830 North Blvd., Suite A
Oak Park, IL 60301



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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GND047126OK

For APN/Parcel ID(s): 13-22-436-015-0000

THE EAST 25 2/3 FEET OF LOT 15 IN BLOCK 3 IN A. T. SNOW'S SUBDIVISION OF THE SOUTH 5 ACRES OF LOT 2 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF MILWAUKEE AVENUE, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office