

# UNOFFICIAL COPY

## WARRANTY DEED

(ILLINOIS)

(General) 22078380

Doc#: 2222928399 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/17/2022 03:59 PM Pg: 1 of 4

Dec ID 20220801608309  
ST/CO Stamp 1-806-053-968 ST Tax \$215.00 CO Tax \$107.50  
City Stamp 0-510-276-176 City Tax: \$2,257.50

THE GRANTOR

BODA FINANCIAL LLC.

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Of the 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, CONVEYS and WARRANTS TO:

WENDY S CHAMP, a single woman of 446 N Springfield, Chicago, IL 60624

The following described REAL ESTATE situated in the County of Cook in the State of Illinois, to wit: (see second page for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2021 and subsequent years.

Permanent Real Estate Index Number(s): 25-13-202-026-0000 and 25-13-202-025-0000

Address(es) of Real Estate: 10657 S CALHOUN AVE CHICAGO IL 60617

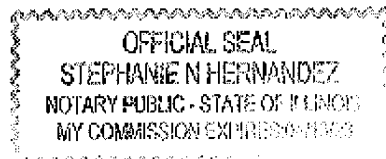
Dated this 12<sup>th</sup> day of August, 2022

x [Signature]  
DANIEL BODA for BODA FINANCIAL LLC

State of IL, County of COOK. I, the undersigned, a notary public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that DANIEL BODA FOR BODA FINANCIAL, LLC personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (s)he signed, sealed and delivered the said instrument as a free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn before me  
This 12<sup>th</sup> day of August 2022

[Signature] Notary Public



This instrument was prepared by Gregory Goldstein, 105 W. Madison St., # 700, Chicago, IL



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## Legal Description:

The Land is described as follows:

LOTS 28 AND 29 IN BLOCK 2 IN IRONDALE SUBDIVISION OF THE EAST ½ OF THE INDIAN BOUNDARY LINE OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 25-13-202-026-0000 AND 25-13-202-025-0000  
Common Address: 10657 S CALHOUN AVENUE, Chicago, IL 60617

### Mail to:

Wendy Champ  
10657 S. Calhoun Ave  
Chicago, IL  
60617

### Send subsequent tax bills to:

Wendy Champ  
10657 S. Calhoun Ave  
Chicago, IL  
60617

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**REAL ESTATE TRANSFER TAX**

16-Aug-2022



**CHICAGO:**

1,612.50

**CTA:**

645.00

**TOTAL:**

2,257.50

25-13-202-026-0000 | 20220801608309 | 0-510-276-176

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

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

16-Aug-2022



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

107.50  
215.00  
322.50

25-13-202-026-0000

20220801608309

1-806-053-968

Property of Cook County Clerk's Office