

UNOFFICIAL COPY

Doc#: 2223720147 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/25/2022 08:53 AM Pg: 1 of 3

Dec ID 20220701682912
ST/CO Stamp 0-881-744-976 ST Tax \$710.00 CO Tax \$355.00
City Stamp 0-790-076-496 City Tax: \$7,455.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Alexandra Taskier and Tyler M. Felous
5359 N. Bowmanville Avenue
Chicago, IL 60625

(The Above Space for Recorder's Use Only)

PT22-85087 1/2

THE GRANTORS Alexandra Taskier and Tyler M. Felous, a married couple, of Chicago, IL for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Magdalena Cervantes Cassel, a married woman, 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): 14-07-106-009-0000


Property Address: 5359 N. Bowmanville Avenue, Chicago, IL 60625

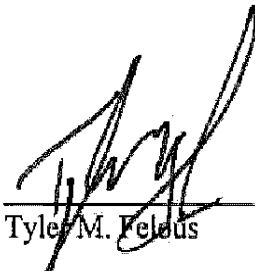
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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.

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Dated this 14th day of July, 2022.


Alexandra Taskier


Tyler M. Felous

~~STATE OF ILLINOIS~~ ^{District of Columbia}
~~COUNTY OF COOK~~ ^{Washington}) SS,
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alexandra Taskier and Tyler M. Felous 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 14th day of July, 2022.


Notary Public

THIS INSTRUMENT PREPARED BY

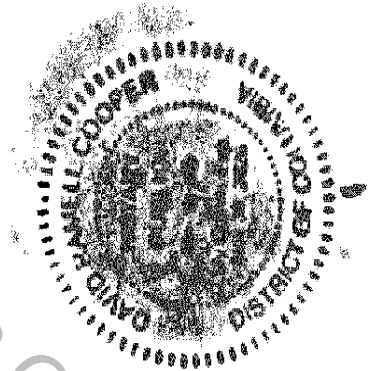
Shane Mowery, Attorney at Law
3653 W Irving Park Rd
Chicago, IL 60618

MAIL TO:

~~Norgie and O'Leary, LLC~~
Magdalena Cervantes Cassel
5359 N. Bowmanville Ave
Chicago, IL 60625

SEND SUBSEQUENT TAX BILLS TO:

Magdalena Cervantes Cassel
5359 N. Bowmanville Avenue
Chicago, IL 60625



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EXHIBIT A LEGAL DESCRIPTION

Lot 41 in Sam Brown Jr.'s 59th Street Subdivision in the Northwest 1/4 of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office