

UNOFFICIAL COPY

2023
FD 22-0982

Doc#: 2226233379 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/19/2022 04:14 PM Pg: 1 of 3

WARRANTY DEED

The Grantors, Victor D. Quintanilla and Mary C. Murphy, husband and wife, of 1620 North Artesian Avenue, Chicago, IL 60647, for and in consideration of the sum of Ten Dollars (\$10.00), CONVEY AND WARRANT to Grantees, Sarah Kathleen Bandt Besson and Pierre Besson, ~~husband and wife~~ *not as tenants in common and not as joint tenants with rights of survivorship, but as tenants by the entirety, of

Dec ID 20220801613396
ST/CO Stamp 1-837-176-400 ST Tax \$980.00 CO Tax \$490.00
City Stamp 1-028-855-376 City Tax: \$10,290.00

** and husband*
OF 73 ELM ST #38, CHICAGO, IL 60611
the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Legal Description attached as Exhibit A

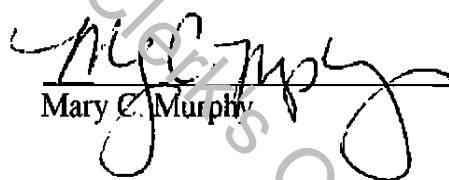
Property Address: 1620 North Artesian Avenue, Chicago, IL 60647

P.I.N.: 13-36-431-033-0000

SUBJECT TO: (a) Conditions, covenants, and restrictions of record; and (b) general real estate taxes not yet due and payable.

Dated this 13 day of September, 2022

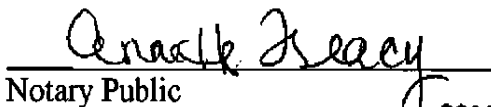

Victor D. Quintanilla

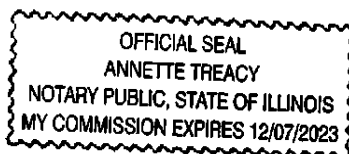

Mary C. Murphy

State of Illinois, County of DuPage ss.

The undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY that the above named party(ies), 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes herein set forth.

GIVEN under my hand and Notarial Seal, this 13 day of September, 2022


Notary Public



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This instrument was prepared by:



Michael G. Philipp
Philipp Law Office
5201 Washington Street, Suite 2
Downers Grove, IL 60515.


MAIL TO:

Sarah & Pierre Besson
1620 N. Artesian
Chicago IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Sarah & Pierre Besson
1620 N. Artesian
Chicago IL 60647

REAL ESTATE TRANSFER TAX		19-Sep-2022
	COUNTY:	490.00
	ILLINOIS:	980.00
	TOTAL:	1,470.00
13-36-431-033-0000 20220801613396 1-837-176-400		

REAL ESTATE TRANSFER TAX		19-Sep-2022
	CHICAGO:	7,350.00
	CTA:	2,940.00
	TOTAL:	10,290.00 *
13-36-431-033-0000 20220801613396 1-028-855-376		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Lot 15 in G.W. and T.J. Higgins' Subdivision of the West 1/2 of Block 8 in Johnston's Subdivision of the East 1/2 of the Southeast 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 13-36-431-033-0000

1620 North Artesian Avenue
Chicago, IL 60647

Property of Cook County Clerk's Office