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WARRANTY DEED ILLINOIS STATUTORY

Doc# 2228634012 Fee \$38.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/13/2022 09:52 AM PG: 1 OF 3

(The Above Space for Recorder's Use Only)

THE GRANTOR Noemi Avelar, a single person, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to ZACHARY Genre and Jenna Genre, married to each other of Chicago, IL, as Tenants by the Entirety the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 16-02-119-034-0000

Property Address: 1318 North Ridgeway Avenue, Chicago, IL 60651

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2021 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Dated this 23 day of September, 2022.


Noemi Avelar (Seal)

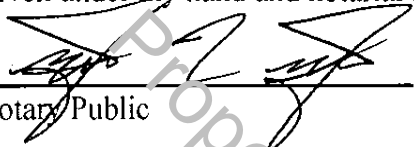
Chicago Title 226NW 282 424 RM 1 of 2 SAR

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STATE OF Illinois)
) SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Noemi Avelar personally known to me to be the same person whose name is 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 23rd day of September, 2022.



Notary Public





THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005


MAIL TO:

~~Parikh Law Group
150 South Wacker Suite 2600
Chicago, IL 60601~~
Zach Genre and Jenna Genre
1318 North Ridgeway Ave., Unit 1
Chicago, IL 60651

SEND SUBSEQUENT TAX BILLS TO:

Zach Genre and Jenna Genre
1318 North Ridgeway Avenue, Unit 1
Chicago, IL 60651

REAL ESTATE TRANSFER TAX		10-Oct-2022
	COUNTY:	242.50
	ILLINOIS:	485.00
	TOTAL:	727.50
16-02-119-034-0000 20220901628964 0-280-927-824		

REAL ESTATE TRANSFER TAX		10-Oct-2022
	CHICAGO:	3,637.50
	CTA:	1,455.00
	TOTAL:	5,092.50 *
16-02-119-034-0000 20220901628964 1-623-105-104		
* Total does not include any applicable penalty or interest due.		

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 22GNW282424RM

For APN/Parcel ID(s): 16-02-119-034-0000

LOT 17 IN BLOCK 13 IN BEEBE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER (EXCEPT 3 ACRES IN THE NORTHEAST CORNER THEREOF) OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office