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Doc#: 2230013233 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/27/2022 03:56 PM Pg: 1 of 5

WARRANTY DEED
Illinois Statutory
Individual

Dec ID 20221001675850
ST/CO Stamp 0-904-294-736 ST Tax \$482.50 CO Tax \$241.25
City Stamp 1-441-165-648 City Tax: \$5,066.25

22-141500

THE GRANTOR(S), ASHTON T. HALL, a married man, ("Grantor(s)") of 233 Bluegrass Parkway, Oswego, IL 60543, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE(S), ANTHONY WENN, ("Grantee(s)") of 909 S. Bishop St., Chicago, IL 60607, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

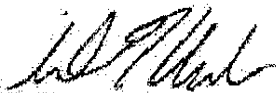
Grantor(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-13-406-043-0000

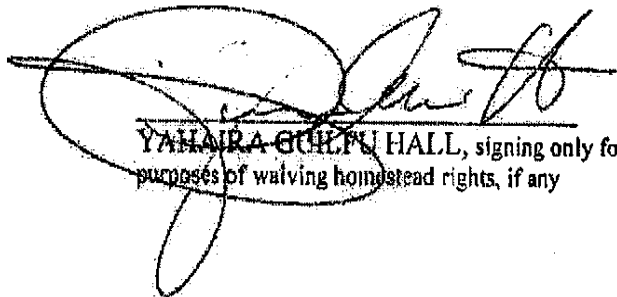
Address(es) of Real Estate: 2522 W. Lexington Street, Chicago, IL 60612

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record, condominium association declaration and bylaws, and building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate.

Dated this 13th day of October, 2022.



ASHTON T. HALL



YALAIRA GUELPU HALL, signing only for purposes of waiving homestead rights, if any

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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 ASHTON T. HALL and YAHAIRA GUILFU HALL, personally known to me to be the same person(s) whose name(s) 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 official seal, this 13th day of October, 2022

Notary Public

Commission expires Feb 24, 2024



Prepared by:

Artapong Sriratana, Esq.
Sadic & Sriratana LLC
33 N. Dearborn St., Ste 1000
Chicago, IL 60602

Mail to: ANTHONY WENN
2522 W. LEXINGTON STREET
CHICAGO, IL 60612

SEND SUBSEQUENT TAX BILLS TO:

ANTHONY WENN
2522 W. Lexington Street
Chicago, IL 60612

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EXHIBIT A Legal Description

The Land is described as follows:

LOT 41 IN BLOCK 4 IN CARTER H. HARRISON'S ADDITION TO CHICAGO, BEING THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 16-13-406-043-0000

Address(es) of Real Estate: 2522 W. Lexington Street, Chicago, IL 60612

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

26-Oct-2022



COUNTY:	241.25
ILLINOIS:	482.50
TOTAL:	723.75

16-13-406-043-0000

20221001675850 | 0-904-294-736

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REAL ESTATE TRANSFER TAX		26-Oct-2022
CHICAGO:		3,518.75
CTA:		1,447.50
TOTAL:		5,066.25 *



16-13-406-043-0000 | 20221001675850 | 1-441-165-648

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