

# UNOFFICIAL COPY

**WARRANTY DEED  
ILLINOIS STATUTORY**

Doc#: 2230533325 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/01/2022 01:38 PM Pg: 1 of 3

**(Individual to Individual)**

Dec ID 20221001676903  
ST/CO Stamp 0-529-451-344 ST Tax \$680.00 CO Tax \$340.00  
City Stamp 0-205-637-968 City Tax: \$7,140.00

FD-22-1158 Cook 10/2

THE GRANTOR(S),

**Adam Ziegel and Margot Anothaker, husband and wife of Chicago, Illinois**

for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,  
CONVEY(S) and WARRANT(S) to:

**James J. Walsh and Claire E. Walsh, husband and wife of Chicago, Illinois as Tenants by the Entirety**

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"

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; acts done by or  
suffered through Buyer; general real estate taxes not yet due and payable at the time of Closing;  
hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State  
of Illinois.

Permanent Index Number: **13-26-311-046-0000**

Property Address: **2645 North Hamlin Ave, Chicago, IL 60647**

**SIGNATURE PAGE FOLLOWS**

WARRANTY DEED PAGE 1 OF 2

# UNOFFICIAL COPY

Dated this 25 day of October, 2022.

*Adam W. Ziegel*

Adam Ziegel

*Margot Apothaker*

Margot Apothaker

STATE OF NEW JERSEY )  
 ) SS  
COUNTY OF COCONINO )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

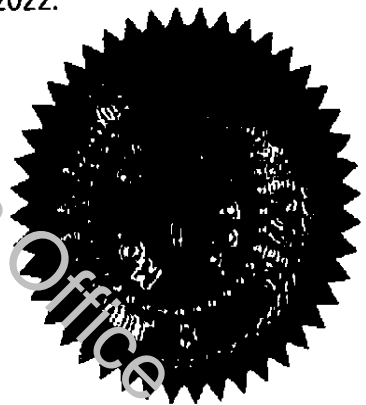
**Adam Ziegel and Margot Apothaker**

is/are 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 25 day of October, 2022.

*Julianne Ramos*  
Notary Public

JULIANNE R. RAMOS  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES AUGUST 23, 2025  
ID# 50124978



My Commission Expires: Aug 23, 2025

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091

**MAIL TO:**

James J. Walsh and Claire E. Walsh  
2645 North Hamlin Ave  
Chicago, IL 60647

**SEND SUBSEQUENT TAX BILLS TO:**

James J. Walsh and Claire E. Walsh  
2645 North Hamlin Ave  
Chicago, IL 60647

WARRANTY DEED PAGE 2 OF 2

REAL ESTATE TRANSFER TAX	01-Nov-2022
CHICAGO:	5,100.00
CTA:	2,040.00
<b>TOTAL:</b>	<b>7,140.00</b>

REAL ESTATE TRANSFER TAX	01-Nov-2022
COUNTY:	340.00
ILLINOIS:	680.00
<b>TOTAL:</b>	<b>1,020.00</b>

13-26-311-046-0000 | 20221001676903 | 0-205-637-966

13-26-311-046-0000 | 20221001676903 | 0-529-451-344

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

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## EXHIBIT "A"

Unit 23 in Flexhouse 2 Phase 3 Row Homes, being a re-subdivision of Lots 37 to 48, both inclusive, in the subdivision of Lot 3 in Kimbell's Subdivision and the North 12 feet of Lot 42 in Beck's Addition to Logan Square, a subdivision of Lots 1 to 6 of subdivision of Lot 4 in Kimbell's Subdivision of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian (except 25 acres in the Northeast corner thereof ), according to the survey attached to the Declaration of Covenants, Conditions, Restrictions and Party Wall Agreement for Flexhouse 2 Phase 3 Row Homes recorded April 29, 2015 as Document Number 1511939050, in Cook County, Illinois.  
Tax ID # 13-26-311-046-0000

PIN(S): 13-26-311-046-0000

Property of Cook County Clerk's Office