

UNOFFICIAL COPY

WARRANTY DEED



2232033022

MAIL TO:

Kathleen Robson Gordon, Esq. Acquest Title Services, LLC
121 S. Western Ave., Unit 1 2800 W. Higgins Rd. # 180
Chicago, IL 60612 Hoffman Estates, IL 60169
847-252-7341

Doc# 2232033022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/16/2022 10:20 AM PG: 1 OF 2

NAME & ADDRESS OF TAXPAYER:

Timothy S. Botsford
2458 N. Lotus Ave.
Chicago, IL 60639

ACQUEST TITLE SERVICES, LLC
2022040024



THE GRANTORS, MATTHEW W. CULLEN and ELIZABETH W. CULLEN, husband and wife, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEY AND WARRANT to TIMOTHY S. BOTSFORD, an unmarried man, of 4933 N. Winthrop Ave., Unit 1N, Chicago, Illinois, all of their right, title and interest in and to the following described real estate situated in the County of Cook, State of Illinois, to wit:

See legal description attached hereto as Exhibit "A" and incorporated herein.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF GRANTORS.

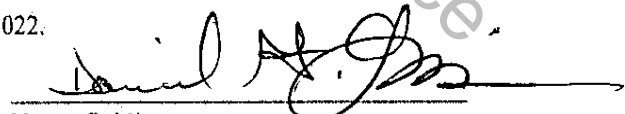
Dated this 3rd day of November, 2022.


MATTHEW W. CULLEN

ELIZABETH W. CULLEN

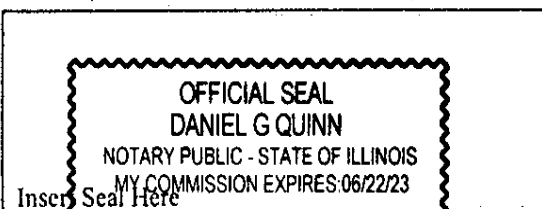
State of IL)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, certify that MATTHEW W. CULLEN and ELIZABETH W. CULLEN 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 and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3rd day of November, 2022.


Notary Public

My commission expires: 6/22/23



NAME AND ADDRESS OF PREPARER:

Daniel G. Quinn, Esq., Law Office of Daniel G. Quinn, P.C., 4479 Central Avenue, Western Springs, Illinois 60558

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EXHIBIT "A"


LEGAL DESCRIPTION

LOT 1 AND THE NORTH 1/2 OF LOT 2 IN BLOCK 7 IN HOWSER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.



COMMONLY KNOWN AS: 2458 North Lotus Avenue, Chicago, IL 60639

P.I.N.(s): 13-28-326-014-0000

SUBJECT TO general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any.

REAL ESTATE TRANSFER TAX		16-Nov-2022
	CHICAGO:	6,225.00
	CTA:	2,490.00
	TOTAL:	8,715.00 *
13-28-326-014-0000 20221101682894 0-561-382-736		

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

REAL ESTATE TRANSFER TAX		16-Nov-2022
 	COUNTY:	415.00
	ILLINOIS:	830.00
	TOTAL:	1,245.00
13-28-326-014-0000 20221101682894 0-828-373-328		