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Doc#. 2233540114 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2022 12:16 PM Pg: 1 of 2

PREPARED BY:
Cervantes Chatt & Prince P.C.
100 N. LaSalle Street, Suite 2207
Chicago, Illinois 60602

Dec ID 20221101697265
ST/CO Stamp 0-680-203-600 ST Tax \$985.00 CO Tax \$492.50
City Stamp 1-587-549-520 City Tax: \$10,342.50

AFTER RECORDING, MAIL TO:
Ante Wang and Abby Hiltner
2960 N Allen Avenue,
Chicago IL 60618

SPECIAL WARRANTY DEED

GRANTOR,

Dunree Homes, Inc. an Illinois corporation, having the principal office address of 1755 S. Naperville Road, Ste 200, Wheaton, IL 60187, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS with special limited warranties to GRANTEES, Ante Wang and Abby Hiltner, husband and wife as tenants by the entirety (marital status), having the current address 2960 N Allen Avenue, Chicago IL 60618, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 29 in Block 8 in Wisner's Subdivision of Lots 11 and 12 in Brand's Subdivision of the Northeast 1/4 of Section 26, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: All exceptions to title raised in the title commitment issued by Stewart Title Guaranty Company through its issuing agent Lincoln Title Company as title commitment No. 367672791T; Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2022 and subsequent years

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: **13-26-215-077-0000**

Common Address of Real Property: **2960 N Allen Avenue
Chicago IL 60618**

REAL ESTATE TRANSFER TAX		29-Nov-2022
	CHICAGO:	7,387.50
	CTA:	2,955.00
	TOTAL:	10,342.50 *

REAL ESTATE TRANSFER TAX		30-Nov-2022
	COUNTY:	492.50
	ILLINOIS:	985.00
	TOTAL:	1,477.50

13-26-215-077-0000 | 20221101697265 | 1-587-549-520

13-26-215-077-0000 | 20221101697265 | 0-680-203-600

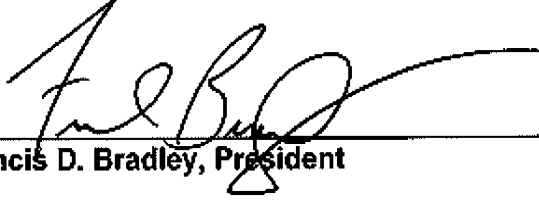
* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents this 22nd day of November, 2022.

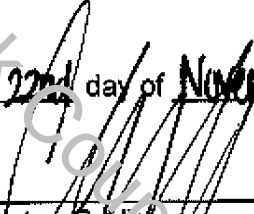
Dunree Homes, Inc., an Illinois corporation

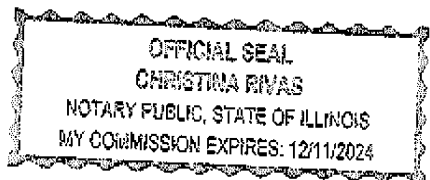
BY: 
Francis D. Bradley, President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Francis D. Bradley, President of Dunree Homes, Inc., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of the Corporation, for the uses and purposes therein set forth.

GIVEN, under my hand and official seal, this 22nd day of November, 2022.


Notary Public
My Commission Expires: 12/11/2024



MAIL SUBSEQUENT TAX BILLS TO: