

# UNOFFICIAL COPY

Doc#: 2234933136 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/15/2022 11:14 AM Pg: 1 of 2

Dec ID 20221201606234  
ST/CO Stamp 1-592-012-112 ST Tax \$490.00 CO Tax \$245.00  
City Stamp 1-606-757-712 City Tax: \$5,145.00

## WARRANTY DEED ILLINOIS STATUTORY

### THE GRANTOR:

Justin Kelly  
6034 N. Newburg  
Chicago, IL 60631

### COMMON ADDRESS:

5627 N Austin Ave  
Chicago, IL 60646

(The Above Space for Recorder's Use Only)

THE GRANTOR, JUSTIN KELLY, a single man, individually, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, Michael Shrader, a single man, individually, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 10 IN SMITH AND WICKERSHAM'S GLADSTONE PARK HOME ADDITION, A RESUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13. EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (1) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, (2) BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE, AND (3) GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING.

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

### Permanent Index Number(s):

13-05-426-012-0000

Landtrust Title  
120 S. LaSalle St  
Suite 1700  
Chicago IL 60603

### Note for Informational Purposes Only, Commonly known as:

5627 N Austin Ave, Chicago, IL 60646

REAL ESTATE TRANSFER TAX 14-Dec-2022



CHICAGO: 3,675.00  
CTA: 1,470.00  
TOTAL: 5,145.00 \*

13-05-426-012-0000 | 20221201606234 | 1-606-757-712

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

REAL ESTATE TRANSFER TAX 14-Dec-2022



COUNTY: 245.00  
ILLINOIS: 490.00  
TOTAL: 735.00

13-05-426-012-0000 | 20221201606234 | 1-592-012-112

2022/12/15/2022 UN

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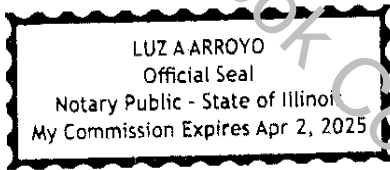
<sup>2nd</sup> Dated this ~~1st~~ day of December, 2022. JTK


 (Seal)  
Justin Kelly

STATE OF Illinois )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Justin Kelly 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 he signed, sealed and delivered in the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED and SWORN to before me this this <sup>2nd</sup> 1st day of December, 2022.



  
Notary Public  
My commission expires 4/2/2025

**THIS INSTRUMENT PREPARED BY:**

Sean M. Byrne  
Byrne Law  
1146 West Hubbard Street, Suite 3W  
Chicago, IL 60642

**MAIL TO:**

Law Offices of Elina Golod, Ltd.  
~~211 W. Wacker Drive~~ <sup>1016 W. Madison St</sup>  
Suite 1250 <sup>TC</sup>  
Chicago, IL ~~60605~~ <sup>60607</sup>

**SEND SUBSEQUENT TAX BILLS TO:**

Michael Shrader  
5627 N Austin Ave  
Chicago, IL 60646

\* Austin