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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2303741196 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2023 12:49 PM Pg: 1 of 3

Dec ID 20230101631929
ST/CO Stamp 0-730-617-680 ST Tax \$280.00 CO Tax \$140.00
City Stamp 1-187-206-992 City Tax: \$2,940.00

Mail To:

John Kaffer

9429 S Vanderpoel Ave

Chicago IL 60643

Name & Address of Taxpayer:

John Kaffer

9429 S Vanderpoel Avenue

Chicago, Illinois 60643

Prepared by: *Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521*

THE GRANTOR(S) Gwendolyn W. Watkins, unmarried, of 9429 S Vanderpoel Avenue, Chicago, IL 60643, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to John Kaffer, a married man.

(BUYER'S ATTORNEY OR BUYER: CHECK APPL CABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 1717 W. 105th Street, Chicago, IL 60643, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

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

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; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 25-06-425-010-0000

Address of Real Estate: 9429 S Vanderpoel Avenue, Chicago, IL 60643

USI

REAL ESTATE TRANSFER TAX	00-780-2023
CHICAGO:	2,100.00
CTA:	840.00
TOTAL:	2,940.00 *
25-06-425-010-0000 20230101631929 1-187-206-992	
* Total does not include any applicable penalty or interest due.	

REAL ESTATE TRANSFER TAX	00-780-2023
COUNTY:	140.00
ILLINOIS:	280.00
TOTAL:	420.00
25-06-425-010-0000 20230101631929 0-730-617-680	

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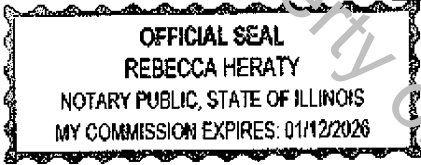
Dated this 16th day of JANUARY, 20 23.

Gwendolyn Watkins
Gwendolyn W. Watkins

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gwendolyn W. Watkins, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ 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 16 day of January, 20 23.



Rebecca Heraty (Notary Public)

PROPERTY OF COOK COUNTY Clerk's Office

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Exhibit A

Lot 4 in Library Home Subdivision of the North 1/2 of Lot 12 (except the South 40 feet thereof) and all of Lots 13 and 14 in Longwood in the Southeast 1/4 of Section 6, Township 37 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded July 9, 1925 as Document 8969177, in Cook County, Illinois.

Property of Cook County Clerk's Office