

UNOFFICIAL COPY

Doc#: 2306008098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/01/2023 12:38 PM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20230201657526
ST/CO Stamp 1-035-255-632 ST Tax \$1,600.00 CO Tax \$800.00
City Stamp 1-169-473-360 City Tax: \$16,800.00

Chicago Title

2385159000P AV

Above Space for Recorder's Use Only

THE GRANTORS, **Daniel R. Breslin and Lauren E. Breslin**, husband and wife, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **Alexander Cohan**, unmarried, of Chicago, IL, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 14-31-322-575-0000

Address of Real Estate: 1754 N. Wilmot Avenue, Chicago, IL 60647

The date of this deed of conveyance is 21st day of February, 2023.

Daniel R. Breslin
Daniel R. Breslin

Lauren E. Breslin
Lauren E. Breslin

State of **Illinois**, County of **Cook** ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Daniel R. Breslin and Lauren E. Breslin**, personally 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

(My Commission Expires 12-17-2025)

Given under my hand and official seal.

Dated: 2-21-2023

Angel M. Denman
Notary Public

ANGEL M DENMAN

Official Seal

Notary Public - State of Illinois

My Commission Expires Dec 17, 2025

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LEGAL DESCRIPTION

For the premises commonly known as 1754 N. Wilmot Avenue, Chicago, IL 60647.

See attached.

REAL ESTATE TRANSFER TAX		27-Feb-2023
CHICAGO:		12,000.00
CTA:		4,800.00
TOTAL:		16,800.00 *

14-31-322-005-0000 | 20230201657526 | 1-169-473-360
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		27-Feb-2023
COUNTY:		800.00
ILLINOIS:		1,600.00
TOTAL:		2,400.00

14-31-322-005-0000 | 20230201657526 | 1-035-255-632

This instrument was prepared by:
 Ivan Puljic
 Law Offices of Ivan Puljic, Ltd.
 10 S. LaSalle St. Suite 2920
 Chicago, IL, 60603

Send subsequent tax bills to:

Alexander Cohan
 1754 N. Wilmot Ave
 Chicago, IL 60647

Recorder-mail recorded document to:

Alexander Cohan
 1754 N. Wilmot Ave
 Chicago, IL 60647

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC596470LP

For APN/Parcel ID(s): 14-31-322-005-0000

LOT 36 IN BLOCK 5 IN BRADWELL'S ADDITION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 (NORTH AND EAST OF MILWAUKEE PLANK ROAD OR AVENUE) IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office