

UNOFFICIAL COPY

Doc#: 2306806523 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2023 03:32 PM Pg: 1 of 3

Warranty Deed

Dec ID 20230301662829
ST/CO Stamp 0-140-329-168 ST Tax \$1,300.00 CO Tax \$650.00
City Stamp 0-026-493-136 City Tax: \$13,650.00

ILLINOIS

20230301662829

Above Space for Recorder's Use Only

THE GRANTORS as to Jason Chlopek and Jessica Chlopek, Husband and Wife of, Downes Grove, Illinois, 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 Brian H. LeFevre and Allison S. LeFevre, Husband and Wife as Tenants By The Entirety of, 1430 W. Chestnut Street, Chicago, Illinois 60642, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 17-05-320-041
Address(es) of Real Estate: 1322 West Chestnut Street, Chicago, Illinois 60642

Jason Chlopek

Jason Chlopek

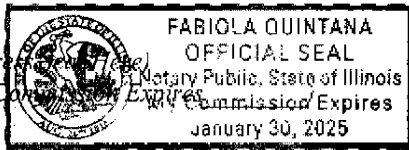
The date of this deed of conveyance is _____, 2023.

Jessica Chlopek

Jessica Chlopek

Land Trust National Title
120 S. LaSalle St.
Suite 1700
Chicago, IL 60603

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 Jason Chlopek and Jessica Chlopek, 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 *27th* day of *February*, 2023.
Fabiola Quintana

Notary Public

REAL ESTATE TRANSFER TAX		06-Mar-2023
COUNTY:	650.00	
ILLINOIS:	1,300.00	
TOTAL:	1,950.00	

17-05-320-041-0000 | 20230301662829 | 0-140-329-168

REAL ESTATE TRANSFER TAX		06-Mar-2023
CHICAGO:	9,750.00	
CTA:	3,900.00	
TOTAL:	13,650.00	

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

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LEGAL DESCRIPTION

For the premises commonly known as: **1322 W. Chestnut St., Chicago, Illinois 60642.**

See Attached Legal Description

Property of Cook County Clerk's Office

<p>This instrument was prepared by:</p> <p>Michael A. Angileri, Esq. Attorney At Law 1450 Plainfield Road Darien, Illinois 60561</p>	<p>Send subsequent tax bills to:</p> <p>Brian H. LeFevre and Allison S. LeFevre 1322 W. Chestnut St. Chicago, Illinois 60642 Alison</p>	<p>Recorder-mail recorded document to:</p> <p>Rosenthal Law 3700 W. Devon Ave Ste. E Lincolnwood, IL 60712</p>
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LN23027117

Exhibit A

LOT 80 IN BLOCK 23 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 5, TOWNSHIP 36 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF COOK, STATE OF ILLINOIS.

PIN: 17-05-320-041-0000

For Informational Purposes only: 1322 West Chestnut Street, Chicago, IL 60642

Property of Cook County Clerk's Office