

# UNOFFICIAL COPY

Doc#. 2307513018 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/16/2023 09:29 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL

Dec ID 20230301662678  
ST/CO Stamp 0-244-338-896 ST Tax \$375.00 CO Tax \$187.50  
City Stamp 1-889-063-120 City Tax: \$3,937.50

1 of 2

FIRST AMERICAN TITLE  
FILE # AF1032165

Preparer File: HORTIN1051  
FATIC No.: AF1032165

THE GRANTOR(S) Jason Hortin and Melanie Hortin, a married couple, of the City of Chicago, County of Cook, State of IL 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 Stephanie Seweryn and Nicholas Shine, as ~~joint~~ tenants ~~with right of survivorship~~ <sup>Hamilton \*Wife and Husband</sup> of Chicago, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to w.t:

See Exhibit "A" attached hereto and made a part hereof ~~\*\*~~ By the entirety

SUBJECT TO:

Covenants, conditions, and restrictions of record; public and utility easements, acts done or suffered through Buyer, all special governmental taxes or assessments confirmed or unconfirmed; 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 Real Estate Index Number(s): 14-07-214-047-1013

Address(es) of Real Estate: 1651 W Balmoral Ave 2  
Chicago, Illinois 60640

Dated this 4 day of March, 20 23

J. Hortin  
Jason Hortin

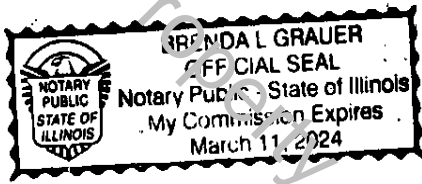
Melanie Hortin  
Melanie Hortin

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STATE OF ILLINOIS, COUNTY OF COOK \_\_\_\_\_ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jason Hortin and Melanie Hortin, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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.

Given under my hand and official seal this 4<sup>th</sup> day of March, 2023.



Brenda L. Grauer  
Notary Public

Prepared by:  
Brenda Grauer  
4221 Greenwood  
Skokie, IL 60076

Mail to:  
Frenzel Law LLC  
120 W Madison St, Ste. 1407  
Chicago IL 60600  
Name and Address of Taxpayer:

Stephanie Seweryn and Nicolas Shine  
1651 W Balmoral 2  
Chicago, Illinois 60640

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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## Exhibit "A" – Legal Description

UNIT 1651-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BALMORAL ON PAULINA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 0626531104, AS AMENDED FROM TIME TO TIME, IN SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

