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Doc# 2307941200 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/20/2023 02:50 PM PG: 1 OF 3

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)

This document was prepared by:
Elizabeth M. Todorovic
Law Offices of Elizabeth M. Todorovic LLC
5419 N. Sheridan Road
Suite 110
Chicago, IL 60640

Chicago Title


(The Above Space for Recorders Use Only)

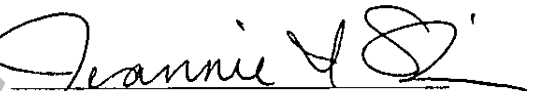
THE GRANTOR, Daniel Svoboda and Jeannie Shim, husband and wife, of 4879 N. Ravenswood Ave., Chicago, IL 60640, for and in consideration of Ten and No/100 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Spencer Tinsman and Annie Tinsman, husband and wife, of 525 W. Arlington Pl., Unit 470, Chicago, IL 606014, as Tenants by the Entireties, the following described Real Estate situated in the County of Cook, 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: (See page 2 for subject to).

Permanent Index Number(s): 14-07-421-008-0000

Address(es) of Real Estate: 4879 N. Ravenswood Ave., Chicago, IL 60640

DATED as of the 14th day of March, 2023


Daniel Svoboda (SEAL)

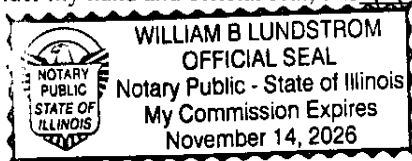

Jeannie Shim

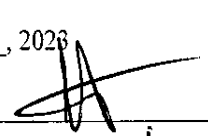
PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

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 Svoboda and Jeannie Shim, husband and wife, 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, 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 14th day of MARCH, 2023




Notary Public

Commission expires: 11-14-26



*If Grantor is also Grantee you may strike Release and Waiver of Homestead Rights.


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Legal Description
Of 4879 N. Ravenswood Ave., Chicago, IL 60640

LOT 6 IN BLOCK 4 IN W. C. ABBOTT'S SUBDIVISION OF LOTS 14 TO 20, INCLUSIVE OF BLOCK 4 OF INGLEDUE'S ADDITION TO RAVENSWOOD IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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 yet due and payable at the time of Closing.

REAL ESTATE TRANSFER TAX		17-Mar-2023
	COUNTY:	436.25
	ILLINOIS:	872.50
	TOTAL:	1,308.75
14-07-421-008-0000		20230301667275 1-199-075-536

REAL ESTATE TRANSFER TAX		17-Mar-2023
	CHICAGO:	6,543.75
	CTA:	2,617.50
	TOTAL:	9,161.25 *
14-07-421-008-0000		20230301667275 0-946-178-256
* Total does not include any applicable penalty or interest due.		

Mail to:

Spencer + Annie Tinsman
4879 N. Ravenswood Ave.
Chicago IL 60640

SEND SUBSEQUENT TAX BILLS TO:

Spencer + Annie Tinsman
4879 N. Ravenswood Ave.
Chicago IL 60640
(City, State and Zip)

Or: Recorder's Office Box No. _____

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSA939084LP

For APN/Parcel ID(s): 14-07-421-008

LOT 6 IN BLOCK 4 IN W. C. ABBOTT'S SUBDIVISION OF LOTS 14 TO 20, INCLUSIVE OF BLOCK 4 OF INGLEDUE'S ADDITION TO RAVENSWOOD IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office