

UNOFFICIAL COPY

WARRANTY DEED
Illinois Statutory
(Individual to Individual)

(1 of 2)



Doc# 2309557000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/05/2023 09:31 AM PG: 1 OF 2

AFTER RECORDING MAIL TO:

Jonathan Dillabough
2317 N. Avers Ave.
Chicago, IL 60647

SEND SUBSEQUENT TAX BILLS TO:

Jonathan Dillabough
2317 N. Avers Ave.
Chicago, IL 60647

COOK

TT23-31217FA #98

Above space for Recorder's use only

THE GRANTORS; Carlos E. Robles and Nicole Robles, a *married couple*, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration, \$10.00 in hand paid, CONVEY and WARRANT to GRANTEE Jonathan Dillabough, *single*, of 2317 N. Avers Ave., Unit 2, Chicago, IL 60647, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 12 FEET OF LOT 37 AND THE SOUTH 18 FEET OF LOT 38 IN L.A. TRAPET'S FULLERTON AVENUE ADDITION TO CHICAGO, BEING A RESUBDIVISION OF BLOCK 1 IN GRANT AND KEENEY'S ADDITION TO PENNOCK, A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 13-35-103-016-0000
Address of Real Estate: 2317 N. Avers Ave., Chicago, IL 60647

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois *TO HAVE AND TO HOLD said premises forever.

THIS IS NOT A HOMESTEAD PROPERTY

SUBJECT TO: Covenants, conditions and restrictions of record; 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.

SIGNATURE & NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

This instrument was prepared by:

Ashen Law Group
217 N. Jefferson St., Suite 601
Chicago, IL 60661
(312) 655-0800

REAL ESTATE TRANSFER TAX

05-Apr-2023



CHICAGO: 4,125.00

CTA: 1,650.00

TOTAL: 5,775.00 *

13-35-103-016-0000 | 20230301688857 | 0-601-061-584

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

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Dated this 28th day of March, 2023

Carlos E. Robles

Carlos E. Robles

Nicole Robles

Nicole Robles

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, Deborah Ashen the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carlos E. Robles and Nicole Robles, 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 a 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 28th day of March, 2023

My commission expires on 12-28, 2025

Deborah Ashen

NOTARY PUBLIC



IMPRESS NOTARY SEAL HERE

REAL ESTATE TRANSFER TAX



COUNTY:	275.00
ILLINOIS:	550.00
TOTAL:	825.00

13-35-103-016-0000

20230301686857 | 1-379-170-512

15-Apr-2023