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Doc#: 2311641051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2023 12:22 PM Pg: 1 of 3

PREPARED BY:

David A. Pestell
Hardt, Stern & Kayne, P.C.
2610 Lake Cook Road
Suite 200
Riverwoods, Illinois 60015

Dec ID 20230401601038
ST/CO Stamp 0-534-633-680 ST Tax \$475.00 CO Tax \$237.50
City Stamp 1-903-516-880 City Tax: \$4,987.50

(Above Space for Recorder's use only)

WARRANTY DEED

THE GRANTORS, **GREGORY A. BECKER**, a married man, of 3418 N. Knox, Chicago, Illinois, and **JANEL BECKER**, widowed and not since remarried, of 1075 Crescent Blvd., Glen Ellyn, Illinois, for good and valuable consideration in hand paid, hereby grants, bargains, sells and conveys to:

NINA TURK, a Single Woman, of 129 South Oakley Boulevard Apt 1, Chicago, IL ("Grantee"),

and to Grantee's successors and assigns, forever, all interest in the real estate legally described on **Exhibit "A"** attached hereto (the "Property"), 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 for 2022 and subsequent years; covenants, conditions, and restrictions of record, which do not provide for forfeiture or reversion in the event of any violation; applicable building and zoning laws and ordinances; building lines and setback requirements; acts done or suffered by Grantee or anyone claiming by or through Grantee; private, public, and utility easements of record.

PIN: 17-07-216-012-0000

Address: 1929 W Ohio St, Chicago, IL 60622

23CA 8972 528 NC

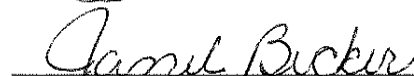
Chicago Title

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed as of the 20 day of April, 2023.


GRANTORS:



GREGORY A. BECKER





JANEL BECKER

REAL ESTATE TRANSFER TAX		26-Apr-2023
	CHICAGO:	3,562.50
	CTA:	1,425.00
	TOTAL:	4,987.50 *

17-07-216-012-0000 | 20230401601038 | 1-903-516-880

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

REAL ESTATE TRANSFER TAX		26-Apr-2023
	COUNTY:	237.50
	ILLINOIS:	475.00
	TOTAL:	712.50

17-07-216-012-0000 | 20230401601038 | 0-534-633-680

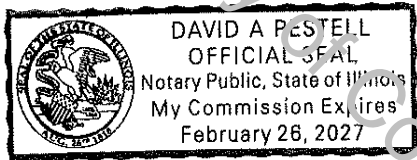
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ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF) ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GREGORY A. BECKER AND JANEL BECKER who is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 20 day of April, 2023.



David A. Pestell

 Notary Public

WHEN RECORDED RETURN TO:

James A. Pontrelli, Esq.
 204 Wood Glen Lane
 Oak Brook, Illinois 60523

MAIL SUBSEQUENT TAX BILLS TO:

Nina Turk
 1929 W Ohio St,
 Chicago, IL 60622

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EXHIBIT A

LEGAL DESCRIPTION

LOT 13 IN COCHRAN'S SUBDIVISION OF THAT PART OF BLOCK 20 NORTH OF OWEN (NOW INDIANA STREET) IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office