

UNOFFICIAL COPY

WARRANTY DEED 10/17

(C7)

MAIL RECORDED DOCUMENT TO:

Mr. Fred R. Sherman
Law Offices of Fred R. Sherman
2222 Chestnut Avenue, Suite 304
Glenview, IL 60026

Doc# 2312833153 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/08/2023 10:54 AM Pg: 1 of 1

Dec ID 20230401605073
ST/CO Stamp 1-251-992-272 ST Tax \$799.00 CO Tax \$399.50
City Stamp 1-771-266-768 City Tax: \$8,389.50

NAME & ADDRESS OF TAXPAYER:

Thomas Wagner and Alexis Andreasik
7340 W Lunt Ave
Chicago, IL 60631

2360017/140828

Above Space for Recorder's Use Only

THE GRANTOR(s), **Linda L. Campisano**, a married woman, of Chicago, IL, for and in consideration of TEN AND NO/100 DOLLARS and other good and valuable considerations in hand paid, CONVEY AND

WARRANT to the **Thomas Wagner and Alexis Andreasik**, unmarried woman, as JOINT TENANTS, of Cook County IL, all right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

* Unmarried man
LOT 125 IN ARTHUR DUNAS' VILLA, BEING A RESUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, A PLAT OF WHICH SUBDIVISION WAS REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, JUNE 24, 1923 AS DOCUMENT NUMBER 185477.

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 for 2022, and real estate taxes not due and payable at the time of Closing. This is not homestead property.

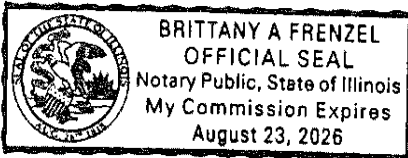
Permanent Index Number(s): 09-36-214-012-0000
Property Address: 7340 W Lunt Ave, Chicago, IL 60631

Linda L. Campisano 5/1/23
Linda L. Campisano Date

STATE OF Illinois)
COUNTY OF Lake) SS.

I, the undersigned notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the 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.

Given under my hand and notarial seal, this 1 day of May, 2023.



Brittany A Frenzel
Notary Public

NAME AND ADDRESS OF PREPARER:

David S. Morris, Morris Law, Ltd. 655 Rockland Rd, Ste 202, Lake Bluff, Illinois 60044

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).