

UNOFFICIAL COPY

**THIS DOCUMENT WAS
PREPARED BY:**

Law Office of Joan Maloney
1120 W. Belmont Ave.
Chicago, Illinois 60657

AFTER RECORDING, MAIL

TO: Jonathan Becker
Amy Young
3011 N. Avers Ave.
Chicago, IL 60618

Doc#: 2315649062 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/05/2023 11:40 AM Pg: 1 of 3

Dec ID 20230501629531
ST/CO Stamp 1-647-942-352 ST Tax \$408.00 CO Tax \$204.00
City Stamp 1-089-706-704 City Tax: \$4,284.00

This space is for **RECORDER'S USE ONLY**

WARRANTY DEED

STC201290265
1012

NATHANAEL JOHN URBAN AND KIRA M. BARON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, OF CHICAGO, IL (Grantor), and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to JONATHON A. BECKER AND AMY C. YOUNG, SINGLE PERSONS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP OF THE CITY OF CHICAGO ILLINOIS, (Grantee) all interests, rights and title of the Grantor in the following described real property ("Property") situated in the County of COOK, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; and (d) easements for public utilities; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

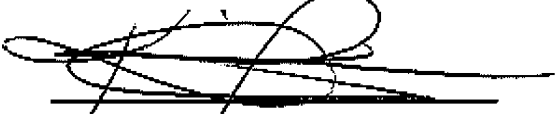
Address of Property: 3011 N AVERS AVE. CHICAGO, IL 60618
Permanent Index No: 13-26-110-045-0000


[EXECUTION PAGE FOLLOWS]







UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed this 23rd day of MAY, 2023.


NATHANAEL JOHN URBAN


KIRA B. BARON

REAL ESTATE TRANSFER TAX		01-Jun-2023
	CHICAGO:	3,080.00
	CTA:	1,224.00
	TOTAL:	4,284.00 *
13-26-110-045-0000 20230501629531 1-089-706-704		
* Total does not include any applicable penalty or interest due.		

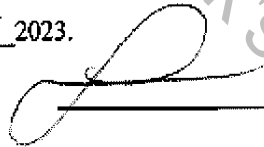
<p>REAL ESTATE TRANSFER TAX</p> <table border="1"> <thead> <tr> <th colspan="2">01-Jun-2023</th> </tr> </thead> <tbody> <tr> <td></td> <td>COUNTY:</td> <td>204.00</td> </tr> <tr> <td></td> <td>ILLINOIS:</td> <td>408.00</td> </tr> <tr> <td></td> <td>TOTAL:</td> <td>612.00</td> </tr> <tr> <td colspan="3">13-26-110-045-0000 20230501629531 1-647-942-352</td> </tr> </tbody> </table>	01-Jun-2023			COUNTY:	204.00		ILLINOIS:	408.00		TOTAL:	612.00	13-26-110-045-0000 20230501629531 1-647-942-352			<p>Send Subsequent Tax Bills To:</p> <p>JONATHON BECKER/AMY YOUNG</p> <p>3011 N. AVERS AVE,</p> <p>CHICAGO, IL 60618</p>
	01-Jun-2023														
	COUNTY:	204.00													
	ILLINOIS:	408.00													
	TOTAL:	612.00													
13-26-110-045-0000 20230501629531 1-647-942-352															

State of ILLINOIS SS.
County of COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NATHANAEL JOHN URBAN AND KIRA B. BARON are 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 she signed, sealed and delivered said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23rd day of MAY 2023.




NOTARY PUBLIC

UNOFFICIAL COPY

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

LOT 35 (EXCEPT THE NORTHEASTERLY 31 FEET THEREOF, AS MEASURED ON AVERS AVENUE) IN HAUSSEN'S SUBDIVISION OF LOTS 1 AND 2 OF THE SUBDIVISION OF LOT 6 AND PART OF LOT 7 IN DAYLIN KELLY AND CAROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice, the Commitment to Issue Policy, the Commitment Conditions, Schedule A, Schedule B, Part I - Requirements, and Schedule B, Part II - Exceptions, and a countersignature by the Company or its Issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.
008UN - ALTA Commitment For Title Insurance (8/1/16)

