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Doc#. 2315740049 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/06/2023 10:00 AM Pg: 1 of 3

Dec ID 20230501623171

ST/CO Stamp 0-591-702-736 ST Tax \$730.00 CO Tax \$365.00

City Stamp 1-128-573-648 City Tax: \$7,665.00

**WARRANTY DEED
STATUTORY (Illinois)
(Individual to Individual)**

THE GRANTORS, **JAMES SIMON** and **ANDRA VELIS SIMON**, husband and wife, of 1451 West Superior Street, City of Chicago, County of Cook, State of Illinois 60642, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to

JANE STOCKS, a single person, and **MATTHEW BURNS**, a single person, of 1834 West Augusta, Unit 2, City of Chicago, County of Cook, State of Illinois 60622, not as tenants in common but as joint tenants,

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of 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 REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING.

Permanent Real Estate Index Number: 17-08-109-013-0000

Address of Real Estate: 1451 West Superior Street, Chicago, Illinois 60642

Dated this 15 day of ^{May}~~April~~, 2023.



JAMES SIMON



ANDRA VELIS SIMON

PROPER TITLE, LLC


PT 23-90945
1 of 2 PD

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State of Illinois)
) ss
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State Aforesaid, DO HEREBY CERTIFY that **JAMES SIMON** and **ANDRA VELIS SIMON**, 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 15 day of May, 2023.


 Notary Public



This instrument was prepared by:
 E. Christopher Caravette, Esquire
 Caravette & Associates, P.C.
 910 North Lake Shore Drive
 Suite 1318
 Chicago, Illinois 60611

MAIL TO:
 Mariana Karampelas, MK Law
 2020 Janice Avenue
 Melrose Park, Illinois 60160

SEND SUBSEQUENT TAX BILLS TO:

Deed-Warranty-Simon Sale 2023

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EXHIBIT "A"

LOT 3 IN BLOCK 5 IN BICKERDIKE'S ADDITION TO THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office