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PREPARED BY:

Cervantes Chatt & Prince P.C.
100 N. LaSalle Street, Suite 2207
Chicago, Illinois 60602

AFTER RECORDING, MAIL TO:

Ben Pedersen and Kelly Schroer
6525 N. Oliphant Ave,
Chicago, IL 60631

Doc#: 2316347027 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/12/2023 12:50 PM Pg: 1 of 2

Dec ID 20230601640026

ST/CO Stamp 0-270-042-832 ST Tax \$610.00 CO Tax \$305.00

City Stamp 0-288-029-392 City Tax: \$6,405.00

WARRANTY DEED

GRANTOR,

**DANIEL C. LINNANE AND
TRACY L. LINNANE**, husband and
wife, of the city of Chicago, county
of Cook, state of Illinois, for and in
consideration of the sum of TEN
and NO/100 (\$10.00) DOLLARS
and other good and valuable
consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE(s) ^{Benjamin} ~~Ben~~ **PEDERSEN AND KELLY SCHROER**, a
married couple, not as tenants in common, nor as joint tenants, but as **TENANTS BY THE
ENTIRETY**, having the current address 3643 W. Belmont Avenue, Unit 3, Chicago, IL 60618, all
interest in the following described Real Estate situated in the County of Cook, in the State of
Illinois, to wit:

**LOT 24 AND THE SOUTHWESTERLY 1/2 OF LOT 25 IN BLOCK 34 IN EDISON PARK, SAID
EDISON PARK BEING A SUBDIVISION OF SECTION 36, TOWNSHIP 41 NORTH, RANGE
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements;
General real estate taxes for the year 2022 and subsequent years;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois.

Permanent Index Number: **09-36-324-008-0000**

Common Address of Real Property: **6525 N Oliphant Ave,
Chicago, IL 60631**

REAL ESTATE TRANSFER TAX

08-Jun-2023

CHICAGO: 4,575.00

CTA: 1,830.00

TOTAL: 6,405.00 *



09-36-324-008-0000 | 20230601640026 | 0-288-029-392

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

