UNOFFICIAL COPY

11_23003475

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

WARRANTY DEED

GRANTOR,

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

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

(The Above Space for Recorder's Use Only)

Benjamin

CONVEYS and WARRANTS to GRANTEE(s) 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. Lelinont 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 Exercition 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 TRANS	FER 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 pena	Ity or interest due

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Dated this 5 day of Vun x, 2023.	
Daw Churun	
DANIEL C. LINNANE	
1	
TRACYLLINNANE	
1100 (4.5.10.11-	
STATE OF TL)	
COUNTY OF WOLL)	
l, the undersigned, a Notary Public	in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that SANIEL C. LINNA	INE AND TRACY L. LINNANE, personally known to
me to be the same person whose name	is subscribed to the foregoing instrument, appeared he said instrument as their free and voluntary act for
the uses and nurposes there in set forth	n, including the release and waiver of the right of
homestead.	,
	is 5th Aday of June 2023.
GIVEN, under my hand and official sear th	SOIT 1/ day of July, 2023.
*	
OFFICIAL SEAL	Notary Public My Compussion Expires 12/11/2024
CHRISTINA RIVAS	My commission Expires
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/11/2024	9
	C/O/7
MAIL SUBSEQUENT TAX BILLS TO:	~~,
Ben Pedersen and Kelly Schroer	7,0
6525 N. Oliphant Ave,	
Chicago, IL 60631	Vic.