

UNOFFICIAL COPY

Chicago Title

23 GSC238253LP

WARRANTY DEED ILLINOIS STATUTORY

(Individual)



2316428020

Doc# 2316428020 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/13/2023 10:16 AM PG: 1 OF 3

THE GRANTORS, BENJAMIN MARK EDER AND RACHEL EDER, ^{AKA Rachel Freeder} husband and wife and currently residing at 3413 W Hirsch St, Chicago, IL 60651, for good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GRANTEE, RICARDO SERRANO, a ~~married~~ unmarried man and currently residing at 2958 W. North Ave., Chicago, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 106 IN DICKEYS ADDITION TO CHICAGO, IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

TO HAVE AND TO HOLD said premises in severalty, forever.

Permanent Real Estate Index Number(s): 16-02-217-018-0000

Address(es) of Real Estate: 3413 W HIRSCH ST, CHICAGO, IL 60651-2315

Dated: June 1, 2023

BENJAMIN MARK EDER

RACHEL EDER

AKA Rachel Freeder

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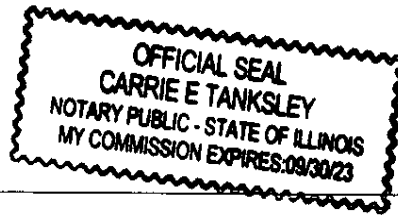
STATE OF ILLINOIS, COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BENJAMIN MARK EDER AND RACHEL EDER, personally known to me to be the same person(s) whose name(s) 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 1st day of June, 2023




(Notary Public)




Prepared by:
Jeffrey D. Woods, Esq.
1150 Wilmette Ave., Suite 2
Wilmette, Illinois 60091

Mail to:
Ricardo Serrano
↓

Name and Address of Taxpayer:
3413 W Hirsch St
Chicago, IL
60651

REAL ESTATE TRANSFER TAX		12-Jun-2023
	COUNTY:	240.00
	ILLINOIS:	480.00
	TOTAL:	720.00
16-02-217-018-0000 20230601641376 0-894-846-672		

REAL ESTATE TRANSFER TAX		12-Jun-2023
	CHICAGO:	3,600.00
	CTA:	1,440.00
	TOTAL:	5,040.00 *
16-02-217-018-0000 20230601641376 1-731-544-784		
* Total does not include any applicable penalty or interest due.		

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSC238253LP

For APN/Parcel ID(s): 16-02-217-018-0000

LOT 106 IN DICKEYS ADDITION TO CHICAGO, IN THE NORTHEAST QUARTER OF SECTION 2,
TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Property of Cook County Clerk's Office