

# UNOFFICIAL COPY

769613 10A2

## Warranty Deed



ILLINOIS

Doc# 2316540049 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/14/2023 03:29 PM PG: 1 OF 5

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

Above Space for Recorder's Use Only

THE GRANTORS Margaret Kania, divorced and not since remarried, of 11345 S Champlain, Chicago, IL 60628, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Nicole D. Golden, a Single woman, of 8728 S. Sangamon St., Chicago, IL, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2022 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 25-22-221-023-0000  
Address(es) of Real Estate: 11345 S Champlain Ave., Chicago, IL 60628

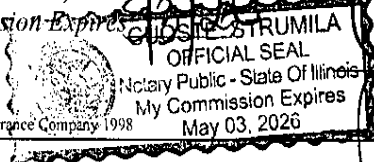
Margaret Kania

The date of this deed of conveyance is Jan 31, 2023.

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret Kania, known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(they) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

(My Commission Expires



Notary Public - State Of Illinois  
My Commission Expires  
May 03, 2026

Given under my hand and official seal this 31 day of January, 2023.

Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as: 11345 S Champlain Ave., Chicago, IL 60628

See Attached Legal Description

Property of Cook County Clerk's Office

<p>This instrument was prepared by:</p> <p>Nathan J Toma  Angileri, Toma &amp; Associates  Attorneys at Law  1450 Plainfield Road  Darien, Illinois 60561</p>	<p>Send subsequent tax bills to:</p> <p>Nicole D. Golden  11345 S Champlain Ave.  Chicago, IL 60628</p>	<p>Recorder-mail recorded document to:</p> <p>Nicole D. Golden  11345 S Champlain Ave.  Chicago, IL 60628</p>
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File No: 769613

## EXHIBIT "A"

LOT 40 IN BLOCK 13 IN ORIGINAL TOWN OF PULLMAN BEING SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE LYING EAST OF EASTERLY LINE OF RIGHT OF WAY OF ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

Pin 25.22.22-1.023.0000 JK

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*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.*

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**REAL ESTATE TRANSFER TAX**

09-Jun-2023



<b>CHICAGO:</b>	1,387.50
<b>CTA:</b>	555.00
<b>TOTAL:</b>	1,942.50 *

25-22-221-023-0000 | 20230101637912 | 1-623-718-608

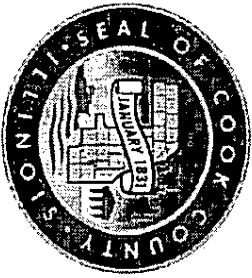
\*Total does not include any applicable penalty or interest due.

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**REAL ESTATE TRANSFER TAX**

09-Jun-2023



<b>COUNTY:</b>	92.50
<b>ILLINOIS:</b>	185.00
<b>TOTAL:</b>	277.50

25-22-221-023-0000 | 20230101637912 | 2-028-209-872

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