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Doc#: 2317213395 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2023 02:49 PM Pg: 1 of 3

Dec ID 20230601638977
ST/CO Stamp 0-648-361-680 ST Tax \$394.00 CO Tax \$197.00
City Stamp 1-216-886-480 City Tax: \$4,137.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, KYLE A. BEACHY and KRISTIN M LUEKE, Husband and Wife, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ZACHARY COLIN MCQUISTON, Unmarried, of _____, Illinois, of the County of _____, all interest in 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

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, condominium declaration and bylaws, if any, and general real estate taxes not due and payable at the time of Closing.

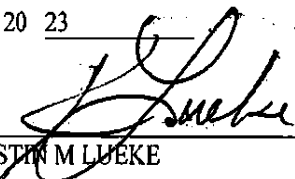
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-25-320-082-1004

Address(es) of Real Estate: 2439 N. ALBANY AVE. #2S, CHICAGO, IL 60647

Dated this 6th day of June, 2023


KYLE A. BEACHY


KRISTIN M LUEKE

REAL ESTATE TRANSFER TAX	21-Jun-2023
CHICAGO:	2,955.00
CTA:	1,182.00
TOTAL:	4,137.00 *

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

REAL ESTATE TRANSFER TAX	21-Jun-2023
COUNTY:	197.00
ILLINOIS:	394.00
TOTAL:	591.00

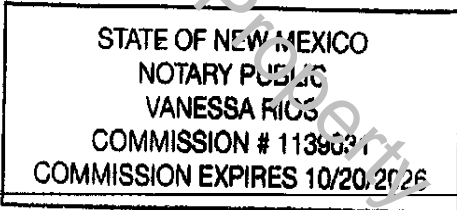
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STATE OF New Mexico Santa Fe
~~ILLINOIS~~, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KYLE A. BEACHY and KRISTIN M LUEKE 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 6th day of June, 20 23.



Vanessa Rios (Notary Public)

Prepared by:
LAW OFFICES OF JONATHAN M. AVEN
25 W. RANDOLPH ST. #1001
CHICAGO, IL 60601

Mail to:
JUDY DEANGELIS
ATTORNEY AT LAW
767 WALTON LANE
GRAYSLAKE, IL 60030

Name and Address of Taxpayer:
ZACHARY MCQUISTON
2439 N. ALBANY AVE. #2S
CHICAGO, IL 60647

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EXHIBIT "A"

PARCEL 1: UNIT 2S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ALBANY TERRACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 98858972, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE, P-2, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY TO CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98858972.
Tax ID # 13-25-320-082-1004

PIN(S): 13-25-320-082-1004

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