

UNOFFICIAL COPY

Doc#: 2317346000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2023 09:12 AM Pg: 1 of 3

Dec ID 20230501627662
ST/CO Stamp 0-434-322-128 ST Tax \$2,150.00 CO Tax \$1,075.00
City Stamp 2-073-377-488 City Tax: \$22,575.00

**WARRANTY DEED
ILLINOIS STATUTORY**

PTC23-19979

THE GRANTORS, CLIFFORD PORZENHEIM and LINDA MALLERS, residents, Husband & Wife (SM) (P), of the City of CHICAGO, County of Cook, State of Illinois in and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to MATTHEW RYAN STRAUS and SOPHIA ZENG, Husband and Wife As Tenants By The Entirety, of 3613 RUGBY RD, DURHAM, North Carolina, of the County of Durham, 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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; 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): 14-31-426-048-0000
Address(es) of Real Estate: 1617 N. WOLCOTT AVE., CHICAGO, IL 60622

Dated this 2nd day of June, 20 23.


CLIFFORD PORZENHEIM

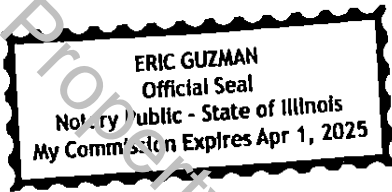

LINDA MALLERS

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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 CLIFFORD PORZENHEIM and LINDA MALLERS 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 2nd day of June, 20 23.



[Signature]

(Notary Public)

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

Mail to:
Ms. GENEVIEVE DANIELS
600 CENTRAL AVE #318
HIGHLAND PARK, IL 60035

REAL ESTATE TRANSFER TAX		06-Jun-2023
	CHICAGO:	16,125.00
	CTA:	6,450.00
	TOTAL:	22,575.00 *
14-31-426-048-0000 20230501627662 2-073-377-488		
* Total does not include any applicable penalty or interest due.		

Name and Address of Taxpayer:
MATTHEW RYAN STRAUS and
SOPHIA ZENG
1617 N. WOLCOTT AVE.
CHICAGO, IL 60622

REAL ESTATE TRANSFER TAX		06-Jun-2023
	COUNTY:	1,075.00
	ILLINOIS:	2,150.00
	TOTAL:	3,225.00
14-31-426-048-0000 20230501627662 0-454-222-128		

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LEGAL DESCRIPTION

EXHIBIT "A"

File No.: PTC23-19979

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

LOT 34 IN E. R. SMITH'S SUBDIVISION OF BLOCK 35 IN SHEFFIELD'S ADDITION TO CHICAGO, BEING THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1617 N. Wolcott Avenue, Chicago, IL 60622
Parcel ID(s): 14-31-426-048-0000,

Property of Cook County Clerk's Office