

# UNOFFICIAL COPY



Doc# 2317722017 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK  
DATE: 06/26/2023 02:45 PM PG: 1 OF 2

WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to Individual

23-153363 1 of 2

THE GRANTORS, CHRISTI SEITZ and SHANE M. KOKKINES, a married couple, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE(S), Andrew Bungert, A single person, of the City of Chicago, Cook County, State of Illinois, 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; general real estate taxes for the year 2022 and subsequent years; and

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

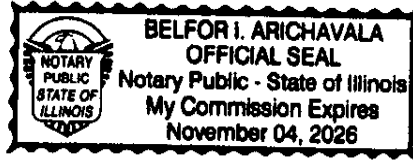
Permanent Real Estate Index Number(s): 14-07-316-042-0000  
Address(es) of Real Estate: 4906 N Seeley, Chicago, IL 60625

Dated this 2 Day of May, 2023

CHRISTI SEITZ

SHANE M. KOKKINES

State of IL)  
) ss  
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY CHRISTI SEITZ and SHANE M. KOKKINES, 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 2 day of May, 2023

(Notary Public) Commission Expires Nov 4, 2026

This instrument was prepared by: Bell & Shah, LLC, 2015 W. Fullerton Ave., Chicago, Illinois 60647

Mail To: John Simpson, 5559 S ARCHER AVE STE 3, CHICAGO, IL 60638

Send Subsequent Tax Bills to: ANDREW BUNGERT, 4906 N SEELEY AVE, CHICAGO, IL 60625

REAL ESTATE TRANSFER TAX		26-Jun-2023
COUNTY:		762.50
ILLINOIS:		1,525.00
TOTAL:		2,287.50

14-07-316-042-0000 | 20230601655875 | 0-216-954-576

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Fidelity National Title

Commitment Number: 23-153363-PTG

## EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT 21 IN BLOCK 4 IN CULVER PARK BEING E.H. GAMMON'S SUBDIVISION OF LOTS 1 AND 2 OF MARBACH AND OTHERS SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.:  
14-07-316-042-0000

C.K.A.: 4906 N Seeley Ave, Chicago, IL 60625

### REAL ESTATE TRANSFER TAX

26-Jun-2023

<b>CHICAGO:</b>	11,437.50
<b>CTA:</b>	4,575.00
<b>TOTAL:</b>	16,012.50 *



14-07-316-042-0000 | 20230601655875 | 0-218-330-832

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

Property of Cook County Clerk's Office