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770782 1 of 2

WARRANTY DEED

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



2317828042D

Doc# 2317828042 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/27/2023 11:14 AM PG: 1 OF 5

THE GRANTORS, Stephen G. Brown and Linda S. Bolotin, husband and wife, of Chicago, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEES, Margaret Cameron, of Naperville, Illinois and Guy W. Dailey, of Chicago, Illinois, as tenants in common, the following described Real Estate situated in the Cook County, the State of Illinois, to wit:

~~LOT 38 IN BLOCK 1 IN BICKERDIKE'S ADDITION TO IRVING PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF ELSTON AVENUE IN SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

SUBJECT TO:


tl POA
covenants, conditions, and restrictions of record; public and utility easements, ~~all special governmental taxes or assessments confirmed and unconfirmed~~; and general real estate taxes not yet due and payable at the time of the Closing, 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 Numbers: 13-23-201-045-0000

Address of Real Estate: 3902 N. St. Louis Ave., Chicago, Illinois 60618

Dated this 27th day of June, 2023


Stephen G. Brown

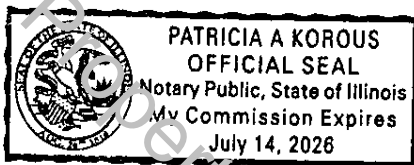

Linda S. Bolotin

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ACKNOWLEDGMENTS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Stephen G. Brown and Linda S. Bolotin, 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 8 day of June, 2023



Patricia A. Koros (Notary Public)

Prepared By: Leon Zelechowski
111 W. Washington Street
Suite 1110
Chicago, Illinois 60602

Mail to:

Malgorzata (Margo) Webb
Wyszynski & Webb PC
2860 S. River Rd., Suite 220
Des Plaines, IL 60018

Name & Address of Taxpayer:

Margaret Cameron
Guy W. Dailey
3902 N. St. Louis Ave.,
Chicago, Illinois 60618

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File No: 770782

EXHIBIT "A"

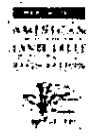
LOT 38 IN BLOCK 1 IN BICKERDIKE'S ADDITION TO IRVING PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH OF ELSTON AVENUE IN SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-13-201-045-0000 (A)

Property of Cook County Clerk's Office

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

23-Jun-2023



CHICAGO:	3,056.25
CTA:	1,222.50
TOTAL:	4,278.75 *

13-23-201-045-0000 | 20230601645930 | 0-885-634-768

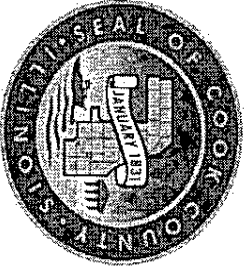
Total does not include any applicable penalty or interest due.

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REAL ESTATE TRANSFER TAX

23-Jun-2023



COUNTY:	203.75
ILLINOIS:	407.50
TOTAL:	611.25

13-23-201-045-0000

| 20230601645930

| 2-002-695-888

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