

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

PT23-92696

1/4

Doc#: 2317947063 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/28/2023 11:36 AM Pg: 1 of 4

Dec ID 20230601649611

ST/CO Stamp 0-261-093-072 ST Tax \$880.00 CO Tax \$440.00

City Stamp 0-527-038-160 City Tax: \$9,240.00

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Mark Dhrtman and Kimberly Laughlin, a married couple, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Payson Swope Cushman and Kristin Marie Chaw Hendriksen, Trustees of Payson Swope Cushman Living Trust under the provisions of a trust agreement dated February 8, 2021; and Payson Swope Cushman and Kristin Marie Chaw Hendriksen, Trustees of The Kristin Marie Chaw Hendriksen Living Trust under the provisions of a trust agreement dated February 8, 2021, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, 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): 14-31-103-025-0000

Address(es) of Real Estate: 2346 W. Belden Ave, Chicago, IL 60647

The date of this deed of conveyance is 6/17/2023


This Warranty Deed may be signed in counterparts. Signature pages are attached hereto and made a part hereof.

PROPER TITLE, LLC

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## SIGNATURE PAGE

For the Warranty Deed having the following Grantors conveying Real Estate commonly known as 2346 W. Belden Ave, Chicago, IL 60647 with the following Permanent Real Estate Index Number: 14-31-103-023-0000.



Mark Ohrtman



Kimberly Laughlin

Property of Cook County Clerk's Office

State of \_\_\_\_\_, County of \_\_\_\_\_ SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Ohrtman and Kimberly Laughlin personally 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 his/she(they) signed, sealed and delivered the said instrument as his/her(their) 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)

See Attached  
Notary Certificate

Given under my hand and official seal

\_\_\_\_\_

(My Commission Expires

Feb 17 2025

Notary Public

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## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

On June 19th, 2023 before me, Ethan Chong, Notary Public  
(insert name and title of the officer)

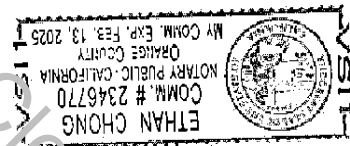
personally appeared Mark Chotman and Kimberly Loughlin  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)



Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

For the premises commonly known as: 2346 W. Belden Ave, Chicago, IL 60647

**Legal Description:**

Lot 48 in Block 3 in Holstein, being a Subdivision of the West 1/2 of the Northwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk

This instrument was prepared by:

Kristen Duffy  
Duffy Law, LLC  
130 N Garland Ct #4702  
Chicago, IL 60602

Send subsequent tax bills to:

Payson Swape Cushman  
Kristin Marie Chao Hendriksen  
2346 W. Belden Ave  
Chicago, IL 60647

Recorded - mail recorded document to:

Payson Swape Cushman  
Kristin Marie Chao Hendriksen  
2346 W. Belden Ave  
Chicago, IL 60647