

UNOFFICIAL COPY



23192450301

Warranty Deed

Prepared by:
Vytenis Lietuvninkas
Attorney at Law
4536 West 63rd Street
Chicago, Illinois 60629

When recorded return to:
Musillami & Connealy LLC
Attorney at Law
220 North Green Street
Chicago, IL 60607

Mail tax bills to:
Zachary Benema
Keven Benema
113 S Paulina St.
Chicago, IL 60612

Doc# 2319245030 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/11/2023 10:20 AM PG: 1 OF 2

Above Space For Recorder's Use Only

This Indenture Witnesseth, that Grantor, **Bruce Kato**, a married man, of the City of Cedar Park, County of Travis County, State of Texas, for and in consideration of TEN (\$10.00) DOLLARS and other valuable consideration in hand paid, CONVEYS and WARRANTS to

Zachary Bennema, an unmarried man, and Keven Bennema, a married man

as Joint Tenants, with Right of Survivorship, and not as Tenants in Common


the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 12 IN PARK BANK SUBDIVISION OF BLOCK 14 AND PART OF BLOCK 11 AND SNYDER STREET VACATED LYING BETWEEN SAID BLOCKS 14 AND 11, ALL IN S.F. SMITH'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to general real estate taxes for the year 2023 and thereafter.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number(s): **17-18-214-006-0000**
Address of Real Estate: **113 S Paulina St., Chicago, IL 60612**

REAL ESTATE TRANSFER TAX	07-Jul-2023
 CHICAGO:	6,693.75
CTA:	2,677.50
TOTAL:	9,371.25 *

17-18-214-006-0000 | 20230601646525 | 0-959-258-320
Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	07-Jul-2023
 COUNTY:	446.25
 ILLINOIS:	892.50
TOTAL:	1,338.75

17-18-214-006-0000 | 20230601646525 | 1-919-164-112

Dated this **06/27/2023**

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Bruce Kato

 Bruce Kato

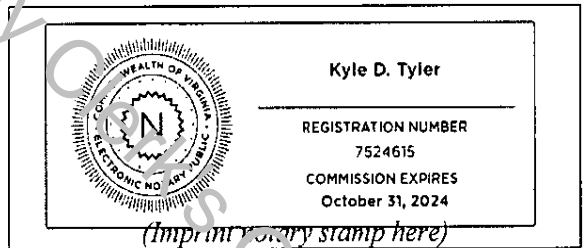
State of Virginia)
) ss.
 County of Loudoun)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Bruce Kato personally known to me the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes as therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 06/27/2023

Kyle D. Tyler

 Notary Public



Notarized online using audio-video communication