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ATN23 M3305 1/2.
WARRANTY DEED
ILLINOIS STATUTORY
Individual

Doc#. 2319210045 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 07/11/2023 11:42 AM Pg: 1 of 4

Dec ID 20230601654140

ST/CO Stamp 0-295-177-936 ST Tax \$835.00 CO Tax \$417.50

City Stamp 1-368-919-760 City Tax: \$8,767.50

THE GRANTORS. PICKY JOHN WEINA, JR and TINA CHAUDHRY, 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 CRANTEES, MATTHEW SWANSON and ASHLY SWANSON, a married couple, of the City of Chicago, Cook County, State of Illinois, as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, as 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.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY RICKY JOHN WEINA, JR and TINA CHAUDHRY, 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	19	_ day of	June	, 20 <u>23 </u>	· ·
Mean Elishallo Null This instrument was prepared by: Bell & St. Mail To: Gheric-Fhompson Matthew & Send Subsequent Tax Bills to: MATTHEW	_(Notary Public) hah, LLC, 2015 W. ncl AShly Swaa V SWANSON and A	Commission Fullerton (1774) (1774) (1774) (1774) (1774) (1774) (1774) (1774) (1774) (1774) (1774) (1774) (1774)	on Expires	1 28 2023 Illinois 60647 Resin Ave. Chica B W Wabansia Ave, Cl	170 1.72 60677 nicago, IL 60622

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Exhibit "A" Legal Description

LOT 91 IN ROSE'S SUBDIVISION OF BLOCK TWENTY-SEVEN (27) IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP FORTY (40) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office

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14-31-421-030-0000 | 20230601654140 | 1-368-919-760

CHICAGO: TOTAL: CTA: 6,262.50 2,505.00 8,767.50 *

Total does not include any applicable penalty or interest due.

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COUNTY: ILLINOIS: TOTAL:

417.50 835.00 1,252.50

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