

UNOFFICIAL COPY

Doc#: 2319212315 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/11/2023 04:01 PM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR:

MICHAEL WOODS HAWKINS
and **JENNIFER M. SUTTON,**

Husband and wife,

of the City of Chicago,

State of Illinois, for and in

Consideration of Ten and

no/100 Dollars (\$10.00) in hand paid,

and other good and valuable consideration,

CONVEYS and WARRANTS to

JASON CHESNUTT AND VICTORIA BRUCK, husband and wife

3316 N. Springfield Avenue, Chicago, Illinois 60618

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Dec ID 20230701665539

ST/CO Stamp 1-609-187-024 ST Tax \$520.00 CO Tax \$260.00

City Stamp 1-955-454-672 City Tax: \$5,460.00

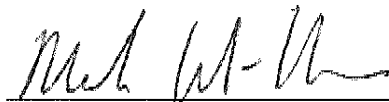
STREET ADDRESS: 3249 North Kedzie Avenue, Chicago, IL 60618

PIN: 13-24-317-003-0000

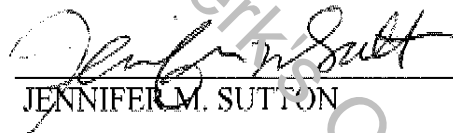
Subject to the following permitted exceptions, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 2022 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, not as tenants in common, not as joint tenants, but as TENANTS BY THE ENTIRETY, forever.

DATED THIS 29 DAY OF JUNE, 2023.

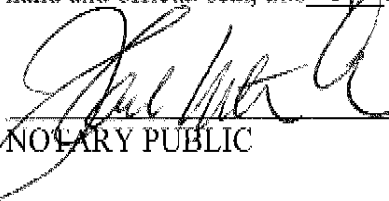


MICHAEL WOODS HAWKINS

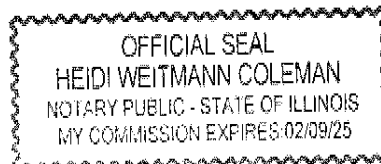


JENNIFER M. SUTTON

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL WOODS HAWKINS AND JENNIFER M. SUTTON, 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. Given under my hand and official seal, this 29 day of June, 2023.



NOTARY PUBLIC



This instrument was prepared by Heidi Weitmann Coleman, 7301 N. Lincoln Ave., Ste. 140, Lincolnwood, Illinois 60712.

Mail To:

VICTORIA BRUCK & JASON CHESNUTT
3249 N Kedzie Ave
Chicago, IL 60618

Send Subsequent Tax Bills To:

VICTORIA BRUCK & JASON CHESNUTT
3249 N Kedzie Ave
Chicago, IL 60618

BW23066187


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Exhibit A

LOT 27 IN BLOCK 6 IN S. E. GROSS UNTER DAN LINDEN ADDITION TO CHICAGO, IN SECTION 24,
TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-24-317-003-0000

For Informational Purposes only: 3249 North Kedzie Avenue, Chicago, IL 60618

REAL ESTATE TRANSFER TAX		11-Jul-2023
	CHICAGO:	3,900.00
	CTA:	1,500.00
	TOTAL:	5,460.00
13-24-317-003-0000 20230701665539 1-955-454-672		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		11-Jul-2023
	COUNTY:	260.00
	ILLINOIS:	520.00
	TOTAL:	780.00
13-24-317-003-0000 20230701665539 1-609-187-024		

Property of Cook County Clerk's Office