UNOFFICIAL COMMILIATION

(1062) C72365C56665LP WARRANTY DEED

Doc# 2319510000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/14/2023 09:55 AM PG: 1 OF 3

Lauren M. Vaccaro n/k/a/ Lauren M. Smith and Brendan D. Smith, husband and wife, 2750 W. Fullerton Ave. Unit 2, Chicago, IL 60647 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Joshua L. Son, 2750 W. Fullerton Ave., Unit 2, Chicago, IL 60647 ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

+ a single man

See attached legal description

Permanent Real Estate Index Number: 13-25-424-036-1002

Address of Real Estate: 2750 W. Fullerton Ave., Unit 2, Chicago. IL 60647

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Clasing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		12-Jul-2023
REAL ESTATE TRA	CHICAGO:	2,362.50
G	CTA:	945.00
	TOTAL:	3,307.50 *
		1 4 420 520-704

13-25-424-036-1002 | 20230701666417 | 1-439-530-704

13-25-424-030-1002	r ble popalty	or interest due.
Total does not include	any applicable perially	di Interiori

AL ESTATE	TRANSFER	TAX	12-Jul-2023
	of the same	COUNTY:	157.50
		ILLINOIS:	315.00
		TOTAL:	472.50
12 25 424	036-1002	20230701666417	0-329-809-616

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Dated:

Nacearo n/k/a/ Lauren M. Smith

2023

Brendan D. Smith

STATE OF

COUNTY OF

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Lauren M. Vaccaro n/k/a/ Lauren M. Smith and Brendan D. Smith are 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this,

¶otar

Official Seal Teresa Lynn West Commission expures; Public State of Illinois My Commission Expires 09/18/2024

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Joshua L. Son 2750 W. Fullerton Ave. Unit 2 Chicago, IL 60647

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Legal Description of 2750 W. Fullerton, Unit 2, Chicago, IL

UNIT 2 IN THE 2750 WEST FULLERTON CONDOMINIUM TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE CONUNON ELEMENTS APPURTENANT TO SAID UNIT, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "_" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 6, 2003 AS DOCUMENT 0315718012 AND ANY AMENDMENTS THERETO, IN COOK COUNTY, ILLINOIS.

