

13200424

# UNOFFICIAL COPY

**WARRANTY DEED**  
**Statutory (ILLINOIS)**  
**Individual to Individual**

Doc#: 2319833219 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/17/2023 01:06 PM Pg: 1 of 2

Dec ID 20230701667762  
ST/CO Stamp 2-002-174-416 ST Tax \$19.00 CO Tax \$9.50  
City Stamp 1-857-208-784 City Tax: \$199.50

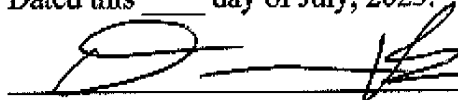
THE GRANTORS, David Benes and Adelia Benes, his wife, of 5005 Paprika Lane, Palm Beach Gardens, County of Palm Beach, the State of Florida, for and in consideration of \$10.00 DOLLARS in hand paid, convey and warrant to Christian Castillo of 1248 W. Westgate Terrace, Chicago, IL 60607, the following described Real Estate situated in the County of Cook, State of Illinois to wit:


SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and subject to the following: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Number: 16-13-402-031-0000  
Address of Real Estate: 2538 W. Flourney Street, Chicago, IL 60612

Dated this      day of July, 2023.

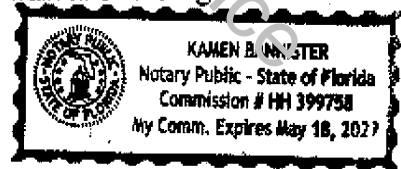
  
\_\_\_\_\_  
David Benes

  
\_\_\_\_\_  
Adelia Benes

State of Florida, County of Palm Beach DuPage ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David Benes and Adelia Benes, 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, 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 11<sup>th</sup> day of July, 2023.

  
\_\_\_\_\_  
Notary Public



Commission expires MAY 18, 2027

This instrument was prepared by: Chris J. Aiello, P.C. 322 S. Ardmore Avenue, Villa Park, IL 60181

~~Mail To:~~ ~~Jason Hammer~~  
~~Law Offices of Jason W.~~  
~~Hammer~~  
~~115270 Jackson St, Suite 103~~  
~~Burr Ridge, IL 60527~~

Send Subsequent Bill To: Christian Castillo  
**MAIL TO:** → 2538 W. Flourney Street  
Chicago, IL 60612

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## LEGAL DESCRIPTION

Situated in the County of Cook, State of Illinois, to wit:

The East 1/2 of Lot 1 in the Resubdivision of Lots 37 to 44 and the East 16 feet of Lot 36 in Block 1 in Carter H. Harrison's Addition to Chicago being the West 1/2 of the Northeast 1/4 of the Southeast 1/4 and the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 39 North Range 13 East of the Third Principal Meridian in Cook County Illinois.



Permanent Index Number (PIN): 16-13-402-031-0000

Address(es) of Real Estate: 2538 W. Flournoy Street, Chicago, IL 60612

REAL ESTATE TRANSFER TAX		17-Jul-2023
	CHICAGO:	142.50
	CTA:	57.00
	TOTAL:	199.50 *

16-13-402-031-0000 | 20230701667762 | 1-857-208-784

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		17-Jul-2023
	COUNTY:	9.50
	ILLINOIS:	19.00
	TOTAL:	28.50

16-13-402-031-0000 | 20230701667762 | 2-002-174-416