

UNOFFICIAL COPY

Doc#: 2321233388 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 02:14 PM Pg: 1 of 2

Proper Title, LLC
**WARRANTY DEED
ILLINOIS STATUTORY
Individuals to Individuals**

Dec ID 20230701669357
ST/CO Stamp 1-447-498-192 ST Tax \$615.00 CO Tax \$307.50
City Stamp 0-062-001-616 City Tax: \$6,457.50

PT 23-93447 1/2

THE GRANTOR, Jordan J. Rety and Laura D. Dupuis, husband and wife, both of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEES, Karl Thomas and Emily Cheshire, HUSBAND AND WIFE AS, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *PENALTY BY TITLE ERROR*

THE NORTH 15 FEET OF LOT 5 AND ALL OF LOT 4 IN BLOCK I IN HINDMAN'S SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 (EXCEPT THE WEST 13.8 FEET AND THE SOUTH 33 FEET THEREOF, AND EXCEPT STREET HERETOFORE DEDICATED), OF THE EAST 52 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: 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

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

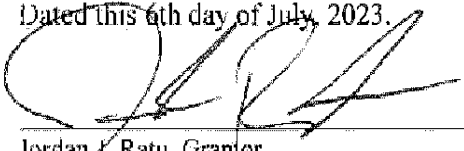
Permanent Real Estate Index Number(s): 13-11-312-022-0000


Address of Real Estate: 5040 N. Central Park Ave., Chicago, Illinois 60625

PROPER TITLE, LLC

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Dated this 6th day of July, 2023.

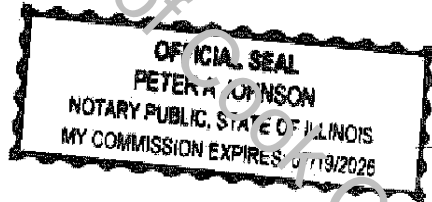

Jordan J. Ratu, Grantor

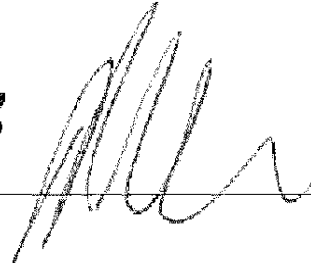

Laura D. Dupuis, Grantor

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jordan J. Ratu and Laura D. Dupuis, 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 6th day of July, 2023.



 (Notary Public)

Prepared By: Johnson and Sullivan, Ltd.
11 East Hubbard Street, Suite 702
Chicago, Illinois 60611

Mail To:
John Elias
2027 W. Division St.
Chicago, IL 60622

Name & Address of Taxpayer:
Karl Thomas and Emily Cheshire
5040 N. Central Park Ave.
Chicago, Illinois 60625

Property of Cook County Clerk's Office