

# UNOFFICIAL COPY

Doc#: 2321413207 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/02/2023 02:11 PM Pg: 1 of 3

Dec ID 20230701685440  
ST/CO Stamp 1-874-045-392 ST Tax \$310.00 CO Tax \$155.00  
City Stamp 0-960-522-704 City Tax: \$3,255.00

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual**

THE GRANTOR(S), Gary Wendt, a single person, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONFIRMATION(S) and WARRANTY(S) to Valeri Vanourek, A SINGLE WOMAN, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See attached Exhibit A

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights, if any, Any confirmed special tax or assessment, General taxes for 2<sup>nd</sup> installment of 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property


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): 10-36-218-045-1001  
Address(es) of Real Estate: 2415 W. Lunt, Unit 1E, Chicago, IL 60645

Dated this 16<sup>th</sup> day of July, 2023

Gary Wendt  
Gary Wendt

STEWART TITLE  
700 E. Diehl Road, Suite 180  
Naperville, IL 60563

| REAL ESTATE TRANSFER TAX   | 01-Aug-2023       |
|--|-------------------|
|  CHICAGO: | 2,325.00          |
| CTA:   | 930.00            |
| <b>TOTAL:</b>  | <b>3,255.00 *</b> |
| 10-36-218-045-1001   20230701685440   0-960-522-704  |                   |
| Total does not include any applicable penalty or interest due.                               |                   |

| REAL ESTATE TRANSFER TAX  | 01-Aug-2023   |
|---|---------------|
|   COUNTY: | 155.00        |
| ILLINOIS:   | 310.00        |
| <b>TOTAL:</b>   | <b>465.00</b> |
| 10-36-218-045-1001   20230701685440   1-874-045-392   |               |

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STATE OF IL, COUNTY OF McHenry ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gary Wendt, 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 16th day of July, 20 23.



*[Handwritten Signature]*

(Notary Public)

**Prepared by:**  
Rachell M. Horbenko  
Fearless Legal Services, PLLC  
301 Greenview Drive  
Crystal Lake, IL 60014

**Mail to:** Valeri Vanourek  
2417 W Lunt Ave # 1W  
CHICAGO IL 60645

**Name and Address of Taxpayer:**  
Valeri Vanourek  
2415 W Lunt Ave #1E  
CHICAGO IL 60645

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## Exhibit A - Legal Description

Unit 1-East as described in survey delineated on and attached to and a part of a Declaration of Condominium ownership registered on the 15th day of April, 1980 as Document Number 3156256 an undivided percent interest (Except the units delineated and described in said survey) in and to the following described premises:

Lots 43 and 44, in Block 17, in National City Realty Company's Fourth Addition to Rogers Park Manor, being a Subdivision of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 36, Township 41 North, Range 13, lying North and South of the Indian Boundary line, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office