

# UNOFFICIAL COPY

## WARRANTY DEED

Doc#: 2321429080 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/02/2023 10:21 AM Pg: 1 of 2

### MAIL TO:

David D. Gorr, Esq.  
David D. Gorr & Associates  
2539 North Kedzie Avenue - Suite 6  
Chicago, IL 60647

Dec ID 20230701674032  
ST/CO Stamp 1-465-606-608 ST Tax \$325.00 CO Tax \$162.50  
City Stamp 1-641-210-320 City Tax: \$3,412.50

### NAME & ADDRESS OF TAXPAYER:

Bianca Montoya  
2141 South Fairfield Avenue  
Chicago, IL 60608

**THE GRANTORS, Scott T. Fischer, unmarried, Kathy Fischer and John Fischer, husband and wife, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Bianca Montoya, individually, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:**



**LOT 17 IN BLOCK 7 IN MCMAHAN S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**


**Permanent Real Estate Index Number: 16-24-422-017-0000  
Property Address: 2141 South Fairfield Avenue, Chicago, IL 60608**

This is not homestead property as to Kathy Fischer or John Fischer.

Subject only to the following, if any: 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 and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

236ND 012077 PK  
Chicago Title 193

REAL ESTATE TRANSFER TAX		18-Jul-2023
	COUNTY:	162.50
	ILLINOIS:	325.00
	<b>TOTAL:</b>	<b>487.50</b>
16-24-422-017-0000   20230701674032   1-465-606-608		

REAL ESTATE TRANSFER TAX		18-Jul-2023
	CHICAGO:	2,437.50
	CTA:	975.00
	<b>TOTAL:</b>	<b>3,412.50 *</b>
16-24-422-017-0000   20230701674032   1-641-210-320		
Total does not include any applicable penalty or interest due.		

