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WARRANTY DEED ILLINOIS STATUTORY

Doc# 2321929068 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/07/2023 01:14 PM Pg: 1 of 3

Dec ID 20230701683865
ST/CO Stamp 1-451-919-824 ST Tax \$280.00 CO Tax \$140.00
City Stamp 1-049-905-616 City Tax: \$2,940.00

GIT

7/12
41076679 1/2

THE GRANTOR, Desiree D. Lomax, divorced and not since remarried, 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, CONVEYS and WARRANTS to

Jody Ahlm, *an unmarried person,*

whose address is 1237 Chase Avenue, Apartment 3, Chicago, Illinois 60626,

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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: 11-29-317-037-0000

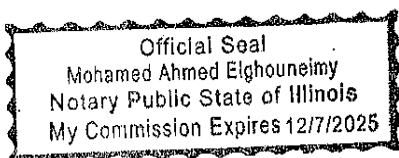
Address of Real Estate: 1414 West Chase Avenue, Unit E, Chicago, Illinois 60626

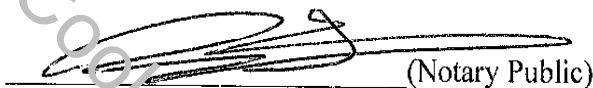
UNOFFICIAL COPYDated this 22 day of July, 2023.


 DESIREE D. LOMAX

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Desiree D. Lomax, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 22 day of July, 2023.


 (Notary Public)

Prepared By: Brian G. Elman
 Shimanovsky & Moscardini, LLP
 205 West Randolph Street
 Suite 1405
 Chicago, Illinois 60606

Mail to:

Neda Nozari
 Nozari Legal, LLC
 701 Main Street
 Suite 202
 Evanston, Illinois 60202

REAL ESTATE TRANSFER TAX 28-Jul-2023

CHICAGO:	2,100.00
CTA:	840.00
TOTAL:	2,940.00 *

11-29-317-037-0000 | 20230701683865 | 1-049-905-616

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

Name & Address of Taxpayer:

Jody Ahlm
 1414 West Chase Avenue
 Unit E
 Chicago, Illinois 60626

REAL ESTATE TRANSFER TAX 28-Jul-2023

COUNTY:	140.00
ILLINOIS:	280.00
TOTAL:	420.00

11-29-317-037-0000

| 20230701683865 | 1-451-919-824

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 26.67 FEET OF THE NORTH 46.67 FEET AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF OF THE EAST 52.42 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF, AND THE EAST 9.50 FEET, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF OF THE NORTH 20 FEET, AS MEASURED. AT RIGHT ANGLES TO THE NORTH LINE THEREOF OF A TRACT OF LAND DESCRIBED AS: LOT 8 (EXCEPT THE EAST 50 FEET THEREOF) IN BLOCK 14 IN BIRCHWOOD BEACH SUBDIVISION OF PART OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS AS SET FORTH AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 18368921.

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