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(For Only)

Ill. Laws

WARRANTY DEED

AFTER RECORDING MAIL TO:
Christopher Lee Beazley &
Xiaoqi Beazley
3623 N. Hamlin Ave
Chicago, IL 60618



Doc# 2322346257 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2023 01:37 PM PG: 1 OF 4

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:
CHRISTOPHER LEE BEAZLEY
XIAOQI BEAZLEY
3623 N Hamlin Ave
Chicago, IL 60618

THE GRANTOR: NICOLE M. SIMON AND CHRISTOPHER J. MURPHY, WIFE AND HUSBAND of 3623 NORTH HAMLIN AVENUE, CHICAGO, IL 60618, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid does WARRANT, COVENANT AND CONVEY unto the Grantees, CHRISTOPHER LEE BEAZLEY and XIAOQI BEAZLEY, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, of 2633 W BELMONT, UNIT 1, CHICAGO, IL 60618, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 3623 NORTH HAMLIN AVENUE, CHICAGO, IL 60618
PIN: 13-23-128-041-0000

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

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.

REAL ESTATE TRANSFER TAX

09-Aug-2023



COUNTY:	452.50
ILLINOIS:	905.00
TOTAL:	1,357.50

13-23-128-041-0000

| 20230801691274 | 2-063-874-512

REAL ESTATE TRANSFER TAX

09-Aug-2023



CHICAGO:	6,787.50
CTA:	2,715.00
TOTAL:	9,502.50 *

13-23-128-041-0000 | 20230801691274 | 0-093-772-240

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

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DATED this 07/28/2023

Nicole M Simon

NICOLE M. SIMON

Christopher J. Murphy

CHRISTOPHER J. MURPHY

STATE OF Virginia)
)SS
COUNTY OF Loudoun)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **NICOLE M. SIMON and CHRISTOPHER J. MURPHY**, 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 individually acknowledged that they signed 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.

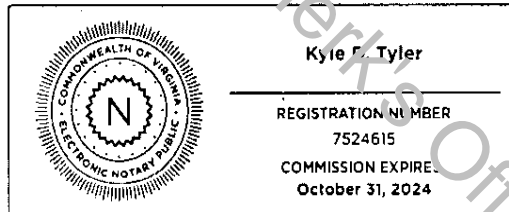
Given under my hand and official seal this 07/28/2023

Kyle E. Tyler

Notary Public

NAME AND ADDRESS OF PREPARER:

John O'Leary
120 S. State St. #200
Chicago, IL 60622



Notarized online using audio-video communication

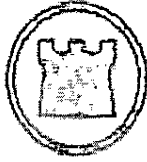
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LEGAL DESCRIPTION

LOT 8 IN AVONDALE RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 14 IN MASON'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23GSA229526NA

For APN/Parcel ID(s): 13-23-128-041

LOT 8 IN AVONDALE RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 14 IN MASON'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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