

UNOFFICIAL COPY



2322328051D

Doc# 2322328051 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/11/2023 03:23 PM PG: 1 OF 3

C10F2)
CT23CSA046563UP

**Warranty Deed
Individual to Individual
Statutory (Illinois)**

Above Space for Recorder's Use Only

THE GRANTOR(s), Brian Buckman and Amanda Buckman, husband and wife as tenants by the entirety of 3520 N. Albany, Chicago, IL 60618 for and in consideration of (\$10.00) TEN DOLLARS and other good and valuable consideration, in hand paid, CONVEY and WARRANT(s) to Lauren Pourian and Neema Pourian, as husband and wife as tenants by the entirety of 3520 N. Albany, Chicago, IL 60618.

For value received, Grantor hereby grants, remises, and conveys unto Grantee, and to Grantee's heirs and assigns forever herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of Cook, State of Illinois, described as follows:

BLANCHARD

SEE EXHIBIT "A" attached hereto and made a part hereof

PINs 13-24-302-028-0000
CKA: 3520 N. Albany, Chicago, IL 60618

Subject to covenants, conditions and restrictions of record, easements of record, and real estate taxes not yet payable but hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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□

Dated this 21 day of July 2023

Signed: [Signature]
Brian Buckman

Dated this 21 day of July 2023

Signed: [Signature]
Amanda Buckman

STATE OF COUNTY OF _____

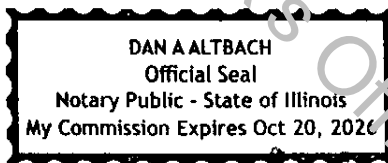
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian Buckman and Amanda Buckman, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 21st day of July, 2023.

Commission expires Oct 20, 2023

NOTARY PUBLIC

Prepared by:
Matt Albrecht
323 S. Catherine
LaGrange, IL 60525



Mail to: LAUREN BIANCHARD POURIAN
3520 N ALBANY AVE
CHICAGO, IL 60618

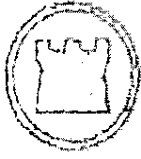
Name and Address of Taxpayer:

AL ESTATE TRANSFER TAX		07-Aug-2023
COUNTY:		375.00
ILLINOIS:		750.00
TOTAL:		1,125.00
13-24-302-028-0000 20230801688606 0-343-382-480		

REAL ESTATE TRANSFER TAX		07-Aug-2023
CHICAGO:		5,625.00
CTA:		2,250.00
TOTAL:		7,875.00 *
13-24-302-028-0000 20230801688606 0-518-429-136		

Total does not include any applicable penalty or interest due.

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 23CSA046563LP

For APN/Parcel ID(s): 13-24-302-028-0000

THE NORTH 1/2 OF LOT 3 IN BLOCK 2 IN JOSEPH BICKERDIKE'S SUBDIVISION NORTHEAST OF ELSTON AVENUE AND WEST OF WALLACE AVENUE IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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