

UNOFFICIAL COPY

Prepared By:

Popovic Law, P.C.
17730 S. Oak Park Avenue, Unit B
Tinley Park, IL 60477

Send Tax Bill To:

Alina Zofia
Alexander Cabal
2336 W Wabansia Ave #C
Chicago, IL 60647-0433

Mail Originals To:

Andrew Yoblen
3000 Dundee Road, #415
Northbrook, IL 60062

Doc#: 2323013121 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/18/2023 12:06 PM Pg: 1 of 2

Dec ID 20230601653407
ST/CO Stamp 1-971-632-592 ST Tax \$945.00 CO Tax \$472.50
City Stamp 0-004-241-872 City Tax: \$10,529.54

WARRANTY DEED

THE GRANTORS, Sean H. Troy and Andra Troy, Husband and Wife, for and in consideration of \$10.00 dollars in hand paid, CONVEY AND WARRANT to THE GRANTEES Alina Zofia Cabal and Alexander Cabal, Husband and Wife, as tenants by entirety, all interests in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

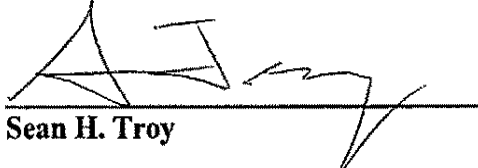
SEE ATTACHED LEGAL DESCRIPTION

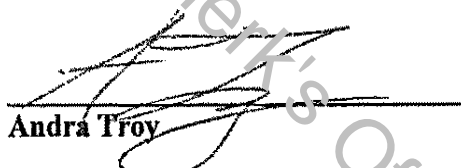
SUBJECT TO: General Taxes for 2022 and subsequent years and covenants, conditions, easements and restrictions of record.

Permanent Index Number (PIN): 14-31-319-076-0000

Address of Property: 2336 W Wabansia Ave #C, Chicago, IL 60647-0433

DATED THIS 9th DAY OF May, 2023


Sean H. Troy

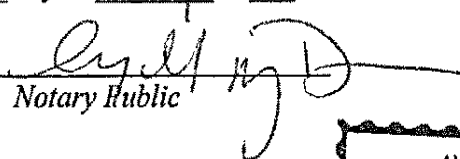

Andra Troy

State of ILLINOIS, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Sean H. Troy and Andra Troy, 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 acknowledged that they signed, sealed and delivered the said instrument as their free voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

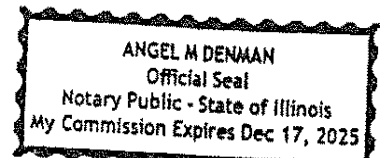
Given under my hand and official seal this 9th Day of May 2023.

Commission expires: December 17, 2025


Notary Public

TQ 009905 1/2

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453



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LEGAL DESCRIPTION

THAT PART OF LOTS 57 TO 60, BOTH INCLUSIVE, TAKEN AS A TRACT IN ISHAM'S RESUBDIVISION OF PARTS OF BLOCKS 3, 4, AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 3, 1907 AS DOCUMENT 4023344 IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 57 THENCE NORTH 00 DEGREES 16 MINUTES 43 SECONDS WEST ALONG THE EAST LINE OF LOT 57, A DISTANCE OF 45.60 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 14.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE LAST LINE DESCRIBED COURSE AS EXTENDED A DISTANCE OF 51.70 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.10 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.54 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.75 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 9.20 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.55 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 22.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 20.80 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



Address commonly known as:
2336 W Wabansia Ave Unit 1C
Chicago, IL 60647

PIN#: 14-31-319-076-0000

REAL ESTATE TRANSFER TAX		10-Aug-2023
	CHICAGO:	7,087.50
	CTA:	2,835.00
	TOTAL:	9,922.50 *

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

REAL ESTATE TRANSFER TAX		10-Aug-2023
	COUNTY:	472.50
	ILLINOIS:	945.00
	TOTAL:	1,417.50

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