

771536 10f2

WARRANTY DEED
ILLINOIS STATUTORY

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602



Doc# 2324440081 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/01/2023 03:23 PM PG: 1 OF 5

THE GRANTOR(S)

Maura A. Fennelly, An Unmarried Woman

of the City of Chicago, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Amador Castro and Joyce Klein, Husband and Wife as tenants by the entirety

** an unmarried man
* an unmarried woman as joint tenants*

of 4141 N Hamlin Ave, # 2, Chicago, IL 60618, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached 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(s): 13-16-122-036 - 0000

Address(es) of Real Estate: 5514 W Agatite Ave, Chicago, IL 60630

Dated this 30 day of June, 2023.

Maura A Fennelly

Maura A Fennelly

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UNOFFICIAL COPY

STATE OF Illinois

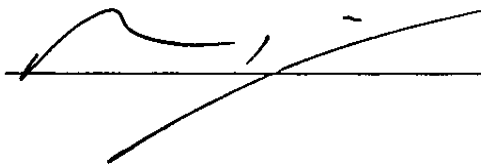
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

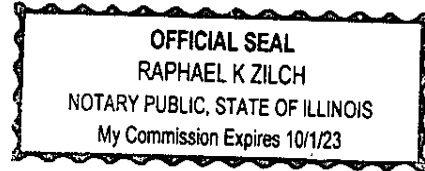
Maura A. Fennelly

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 26 day of June, 2023.

 (Notary Public)

Prepared by:
Law Office of Maura A Fennelly
5514 W Agatite Ave
Chicago, IL 60630



~~Mail to:~~

~~Maura A Fennelly
2006 Juneway Drive, Long Beach, IN 46360
Long Beach, IN 46360~~

Name and Address of Taxpayer:

Amador Castro & Joyce Klein
5514 W. Agatite Ave
Chicago, IL 60630

Mail TO:
Sulzer, Shopiro & Patel, Ltd
303 W. Madison St
Suite 2075
Chicago, IL 60606

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File No: 771556

EXHIBIT "A"

LOT 33 IN BRITISH'S THIRD ADDITION TO PORTAGE PARK, BEING A RESUBDIVISION OF VARIOUS AND SUNDRY LOTS IN IRVING PARK HOME BUILDING COMPANIES SUBDIVISION 2 AND 3 IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13.16.122.036.0000(A)

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

30-Aug-2023



CHICAGO:

3,037.50

CTA:

1,215.00

TOTAL:

4,252.50*

13-16-122-036-0000

| 20230801613073

| 0-678-286-800

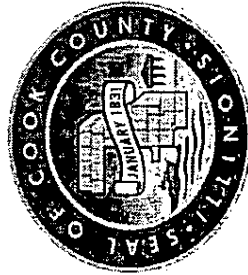
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

30-Aug-2023



COUNTY:
ILLINOIS:
TOTAL:

202.50
405.00
607.50

13-16-122-036-0000

20230801613073

0-339-883-472

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