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THIS DOCUMENT WAS PREPARED BY:

Law Office of Joan Maloney
1120 W. Belmont Ave.
Chicago, Illinois 60657

Doc#: 2325013447 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2023 03:13 PM Pg: 1 of 3

Dec ID 20230801611905
ST/CO Stamp 1-488-434-640 ST Tax \$308.00 CO Tax \$154.00
City Stamp 0-727-168-464 City Tax: \$3,234.00

AFTER RECORDING, MAIL TO:

*Ernie Rose
11 S. Dunton Ave.
Arlington Heights, IL
60005*

This space is for RECORDER'S USE ONLY

WARRANTY DEED

RENAE K. CHENTORYCKI, ~~WANA~~ ^{NIKIA} RENAE ^{K.} WEGNER, MARRIED TO BRIAN WEGNER, OF CHICAGO, IL (Grantor), and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to MICHAEL NAULT, A SINGLE PERSON, OF CHICAGO, IL, (Grantee) all interests, rights and title of the Grantor in the following described real property ("Property") situated in the County of COOK, in the State of Illinois, to wit:

*Stc 210274366
2024*

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; and (d) easements for public utilities; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Property: 4857 N. TALMAN AVE, UNIT G CHICAGO, IL 60625
Permanent Index No: 13-12-418-020-1001

[EXECUTION PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX

01-Sep-2023



COUNTY: 154.00
ILLINOIS: 308.00
TOTAL: 462.00

13-12-418-020-1001 | 20230801611905 | 1-488-434-640

REAL ESTATE TRANSFER TAX

01-Sep-2023



CHICAGO: 2,310.00
CTA: 924.00
TOTAL: 3,234.00 *

13-12-418-020-1001 | 20230801611905 | 0-727-168-464

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

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed this 25 day of AUGUST, 2023.

Renae Wegner

RENANEE K. CHENTORYCKI, K/N/A RENAE WEGNER

Brian Wegner

BRIAN WEGNER

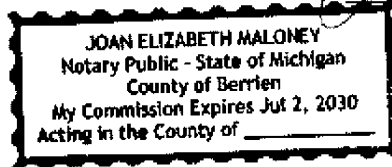
	<p>Send Subsequent Tax Bills To:</p> <p>MICHAEL NAULT</p> <p>4857 N. TALMAN AVE, UNIT G</p> <p>CHICAGO, IL 60625</p>
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State of ILLINOIS SS.
County of ~~COOK~~ SS.

Renae

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RENANEE K. CHENTORYCKI K/N/A/ RENAE WEGNER AND BRIAN WEGNER are 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 she signed, sealed and delivered said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of August, 2023.



NOTARY PUBLIC

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

UNOFFICIAL COPY

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Unit G together with its undivided percentage interest in the common elements in the Talman Commons Condominiums, as delineated and defined in the Declaration recorded as Document No. 0702215033, in the Southwest 1/4 of the Southeast 1/4 of Section 12, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN-ALTA Commitment For Title Insurance (8/1/16)

