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Doc# 2326833015 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/25/2023 09:34 AM PG: 1 OF 3

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**

THE GRANTOR(S) Alvin Santiago, a single man, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S), to Theodore A. Shepard and Rachel K. Coburn, ~~A single woman AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP~~ full interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

* A single man

See Exhibit "Legal Description" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record and in the Condominium Declaration, as described further in Legal Description attached hereto, private, public and utility easements and roads and highways, and general taxes for the year "2022" and subsequent years.

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): 13-25-313-007-0000
Address(es) of Real Estate 2633 N. Richmond St., Chicago, IL 60647

Dated this 18 day of September, 2023

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JP

REAL ESTATE TRANSFER TAX		20-Sep-2023
	CHICAGO:	315.00
	CTA:	126.00
	TOTAL:	441.00 *

20-16-317-012-0000 | 20230901626516 | 1-774-616-016

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

REAL ESTATE TRANSFER TAX		20-Sep-2023
	CHICAGO:	5,265.00
	CTA:	2,106.00
	TOTAL:	7,371.00 *

13-25-313-007-0000 | 20230901627659 | 0-627-310-032

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

Chicago Title 23GSA316020LT 1/2 MW

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Alvin Santiago
Alvin Santiago

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alvin Santiago, a single man, 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 18th day of September, 20 23.



Rocio J. Montes (Notary Public)

Prepared by:

George C. Xamplas
25 E. Washington, Suite 700
Chicago, IL 60602

Mail to:

RACHEL K. COBURN
THEODORE A. SHEPARD
2633 N. RICHMOND ST. CHICAGO, IL 60647
Name and Address of Taxpayer:



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LEGAL DESCRIPTION

Order No.: 23GSA316020LT

For APN/Parcel ID(s): **13-25-313-007-0000**

LOT 32 IN BLOCK 5 BYRON A. BALDWIN'S SUBDIVISION OF LOT 4 IN HEALD, BARRON AND OTHERS SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office