

UNOFFICIAL COPY

SC23006066
FIDELITY NATIONAL
TITLE

Doc#: 2327013240 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/27/2023 02:46 PM Pg: 1 of 4

Dec ID 20230901616881
ST/CO Stamp 1-528-591-824 ST Tax \$195.00 CO Tax \$97.50
City Stamp 0-320-828-880 City Tax: \$2,047.50

WARRANTY DEED ILLINOIS STATUTORY (Non-homestead)

THE GRANTOR (NAME AND ADDRESS)

Anestis Charly Z. George
3244 N. Kilbourn Ave.
Chicago, IL 60641

(The Above Space for Recorder's Use Only)

THE GRANTOR Anestis Charly Z. George, a man, of 3244 N. Kilbourn Ave., Chicago, IL 60641 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Victoria Miller, a Single woman, of 2625 South Indiana Avenue, Unit B, Chicago, IL 60616, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 21-32-210-004-0000

Property Address: 8511 S Buffalo Ave., Chicago, IL 60617

This is not homestead property.

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.

Dated this 29 day of August, 2023.


Anestis Charly Z. George

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Anestis Charly Z. George personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered in the instrument as his 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 notarial seal, this 20th day of Aug, 2023.



Kimberly J Kowal
Notary Public

THIS INSTRUMENT PREPARED BY
David R Sweis
Sweis Law Firm PC
819 E. St Charles Road, Suite A
Lombard, IL 60148

MAIL TO:

Alvin G Brooks, Jr., P.C.
27 North Upper Wacker Drive
Chicago, IL 60606

GRANTEE'S ADDRESS
SEND SUBSEQUENT TAX BILLS TO:

Victoria Miller
8511 S Buffalo Ave,
Chicago, IL 60617

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EXHIBIT A LEGAL DESCRIPTION

LOT 45 IN BLOCK 4 IN MARY P.M. PALMER'S ADDITION TO SOUTH CHICAGO, A
SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 38 NORTH,
RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

Property of Cook County Clerk's Office

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

05-Sep-2023



COUNTY:	97.50
ILLINOIS:	195.00
TOTAL:	292.50

21-32-210-004-0000

| 20230901616881 | 1-528-591-824

REAL ESTATE TRANSFER TAX

05-Sep-2023



CHICAGO:	1,462.50
CTA:	585.00
TOTAL:	2,047.50 *

21-32-210-004-0000 | 20230901616881 | 0-320-828-880

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

Property of Cook County Clerk's Office