

# UNOFFICIAL COPY

Doc#: 2328328185 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/10/2023 02:40 PM Pg: 1 of 4

Dec ID 20231001643997  
ST/CO Stamp 1-918-653-392 ST Tax \$139.50 CO Tax \$69.75  
City Stamp 0-130-438-096 City Tax: \$1,464.75

FIDELITY NATIONAL TITLE  
SC23013613

## WARRANTY DEED

The Grantor(s) Benjamin Munoz, married man, of the County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration to Grantor(s) in hand paid, CONVEYS to Olufemi Johnson, Single person, whose address(es) is / are: 11532 S Yale, Chicago, IL 60628, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

***SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF***

**THIS IS NON-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. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises in/as: In Severalty, forever.

Permanent Real Estate Index Number(s): 25-21-402-031-0000

Address (or Addresses) of Real Estate: 11532 S Yale Avenue, Chicago, IL 60628

Dated: October 4, 2023

Benjamin Munoz  
Benjamin Munoz

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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, DO HEREBY CERTIFY THAT Benjamin Munoz, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

DATE: October 4, 2023

*Liliana A. Medina Vazquez* (Notary Public)

Commission Expires:



Prepared by:

MIGDAL LAW, P.C.  
 1200 Shermer Road  
 Suite 102  
 Northbrook, IL 60062

Mail to:

*Olufemi Johnson*  
*11532 S Yale Ave*  
*Chicago, IL 60628*

Name & Address of Taxpayer(s):  
 GRANTEES ADDRESS

Olufemi Johnson  
 11532 S Yale Avenue  
 Chicago, IL 60628

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## EXHIBIT "A"

LOT 19 IN BLOCK 2 IN DANIEL J. FALLIS ADDITION TO PULLMAN,  
BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE  
SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 14, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

05-Oct-2023



<b>COUNTY:</b>	69.75
<b>ILLINOIS:</b>	139.50
<b>TOTAL:</b>	209.25

25-21-402-031-0000

| 20231001643997 | 1-918-653-392

**REAL ESTATE TRANSFER TAX**

05-Oct-2023



<b>CHICAGO:</b>	1,046.25
<b>CTA:</b>	418.50
<b>TOTAL:</b>	1,464.75 *

25-21-402-031-0000 | 20231001643997 | 0-130-438-096

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

Property of Cook County Clerk's Office