

UNOFFICIAL COPY

Doc#: 2329249042 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2023 10:42 AM Pg: 1 of 2

Dec ID 20231001642461
ST/CO Stamp 2-104-816-592 ST Tax \$399.00 CO Tax \$199.50
City Stamp 1-853-551-568 City Tax: \$4,189.50

WARRANTY DEED

Joint Tenant

File No: 23160563

THIS INDENTURE WITNESSETH, that the Grantor, Serafin Martinez, an individual of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Ashlee Brooke Branch and William Chad Hall, (Grantee's Address) 3023 W Logan Blvd., Chicago, IL 60647, not as Tenants in Common but as Joint Tenants, the following described real estate, to-wit:

UNITS 4448-1 AND P-1 IN NORTH BEACON CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 2005 AS DOCUMENT 0527327087, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS., IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-17-122-015-1016 & 14-17-122-015-1023

Address of Real Estate: 4448 N Beacon St Unit 1W, Chicago, IL 60640

Subject to the following restrictions: a) all taxes and special assessments for the year and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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Dated this 12th Day of SEPT, 20 23

Serafin Martinez
Serafin Martinez

STATE OF IL)

COUNTY OF Cook) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT, Serafin Martinez, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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.

Given under my hand and Notarial Seal this 12 day of Sept, 20 23.



Anthony Keith Winston

Notary Public

This Instrument was prepared by:

Grace C. Okorie-Eric
50 S. Main Street, Suite 200
Naperville IL 60540

MAIL TO

Future Tax Bills to:

Ashlee B Branch
4448 N Beacon St, Unit 1W
Chicago, IL 60640

After recording return document to:

REAL ESTATE TRANSFER TAX		11-OCT-2023
	COUNTY:	199.50
	ILLINOIS:	399.00
	TOTAL:	598.50

14-17-122-015-1016 | 20231001642461 | 2-104-816-592

REAL ESTATE TRANSFER TAX		11-OCT-2023
	CHICAGO:	2,992.50
	CTA:	1,197.00
	TOTAL:	4,189.50 *

14-17-122-015-1016 | 20231001642461 | 1-853-551-568
* Total does not include any applicable penalty or interest due.