

UNOFFICIAL COPY

FD-23 - 0536
WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2331933040 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2023 07:19 AM Pg: 1 of 3

Mail To:

Dec ID 20231101664496
ST/CO Stamp 1-044-494-288 ST Tax \$1,017.00 CO Tax \$508.50
City Stamp 0-133-478-352 City Tax: \$10,678.50

Gregory A McCormick

Garheld & Merl, LTD

180 N. Stetson, Suite 1300
Chicago, IL 60601

Name & Address of Taxpayer:

Poli Properties, LLC, an Illinois limited
liability company

2524 North Campbell Avenue

Chicago, Illinois 60647

Prepared by: *Hawbecker and Garver, LLC, 26 Blain Street, Hinsdale, IL 60521*

THE GRANTOR(S) Alan Wurzelbacher, a married man, of 6N825 State Route 31, St. Charles, IL 60175, 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 Poli Properties, LLC, an Illinois limited liability company.

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

Individually

as Tenants in Common

as Joint Tenants

not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is , all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number: 13-25-421-017-0000

Address of Real Estate: 2524 North Campbell Chicago, IL 60647

THIS IS NOT A HOMESTEAD PROPERTY

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Dated this 2nd day of November, 20 23.

[Signature]
Alan Wurzelbacher

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Alan Wurzelbacher**, 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.

Given under my hand and official seal, this 2 day of Nov., 20 23.



[Signature] (Notary Public)

REAL ESTATE TRANSFER TAX		10-Nov-2023
	CHICAGO:	7,627.50
	CTA:	3,051.00
	TOTAL:	10,678.50 *

13-25-421-017-0000 | 20231101664496 | 0-133-478-352
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		10-Nov-2023
	COUNTY:	508.50
	ILLINOIS:	1,017.00
	TOTAL:	1,525.50

13-25-421-017-0000 | 20231101664496 | 1-044-494-28

Clerk of Cook County Clerk's Office

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Exhibit A

Lot 34 in Block 22 in Albert Crosby and Others Subdivision of the East 1/2 of the Southeast 1/4 of Section 25, Township 40 North, Range 13, East of Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office