

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTORS,
Stephen M. Waldon and
Amy Waldon,
husband and wife,

Doc#: 2332822195 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/24/2023 11:38 AM Pg: 1 of 3

Dec ID 20231101665752
ST/CO Stamp 1-928-746-960 ST Tax \$1,525.00 CO Tax \$762.50
City Stamp 1-879-660-496 City Tax: \$16,012.50

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
Grant Manon and
Caroline Manon,
husband and wife,

As Tenants by the Entirety, the following described Real Estate situated in the County of Cook,
in the State of Illinois, to wit:

LOT 11 IN BLOCK 11 IN HOLSTEIN, A SUBDIVISION IN THE WEST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

STREET ADDRESS: 2143 N. Claremont Avenue, Chicago, IL 60647

PERMANENT TAX INDEX NUMBER: 14-31-119-011-0000

Subject only to the following permitted exceptions, provided none of which shall materially
restrict the reasonable use of the premises as a residence: [a] General real estate taxes not due
and payable at the time of closing; [b] building lines and building laws and ordinances, use or
occupancy restrictions, conditions and covenants of record; [c] zoning laws and ordinances
which conform to the present usage of the premises; [d] public and utility easements which serve
the premises; and [e] public roads and highways, if any.


Mid Republic Title
3601 Southwest Highway
Oak Lawn, IL 60453

2316 0843 1/2

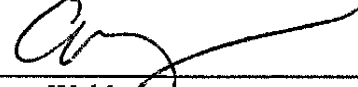
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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

DATED this 28 day of October, 2023.






Stephen M. Waldon



Amy Waldon

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		07-NOV-2023
	COUNTY:	762.50
	ILLINOIS:	1,525.00
	TOTAL:	2,287.50
14-31-119-01-0000 20231101665752 1-828-746-960		

REAL ESTATE TRANSFER TAX		07-NOV-2023
	CHICAGO:	11,477.50
	CTA:	4,555.00
	TOTAL:	16,032.50 *
14-31-119-011-0000 20231101665752 1-879-660-496		

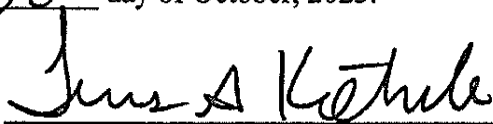
* Total does not include any applicable penalty or interest due.

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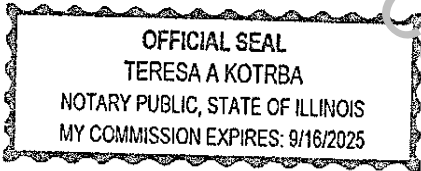
STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Stephen M. Waldon and Amy Waldon, personally known to me to be the same people whose names 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 28 day of October, 2023.



Notary Public



The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 09/16/25

This instrument prepared by:
Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604-2461

Send subsequent tax bills to:
Grant and Caroline Manon
2143 N. Claremont Avenue
Chicago, IL 60647

Mail to:
Grant and Caroline Manon
2143 N. Claremont Ave
Chicago, IL 60647

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