

UNOFFICIAL COPY

Doc#: 2333106292 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/27/2023 02:14 PM Pg: 1 of 3

Dec ID 20231101668269
ST/CO Stamp 0-444-886-992 ST Tax \$735.00 CO Tax \$367.50
City Stamp 0-517-271-504 City Tax: \$7,717.50

**Warranty Deed
TENANCY BY THE ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual)**

MAIL TO:

Attorney Kevin Dillon
Kevin Dillon
6650 N. Northwest Highway, Suite 300,
Chicago, IL 60631

MAIL TAX PILLS TO:

Charles Joseph Shapard, III and
Amy Elizabeth Shapard
10851 S. Hoyne Ave.
Chicago, IL 60643
GRANTEE'S ADDRESS

THE GRANTOR, Gregory S. Kovak and Jeananne E. Kovak, husband and wife of 10851 S. Hoyne Ave, Chicago, IL 60643 of the County of Cook, for and in consideration of TEN AND 00/100 DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to

Charles Joseph Shapard, III and Amy Elizabeth Shapard, of 10356 S. Hamilton Ave, Chicago, IL 60643

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 60 FEET (EXCEPT THE EAST 50 FEET THEREOF) OF LOT 8 IN BLOCK 'O' IN THE RESUBDIVISION OF BLUE ISLAND LAND AND BUILDING COMPANY OF CERTAIN LOTS AND BLOCKS IN MORGAN PARK WASHINGTON HEIGHTS BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, Document No.(s); and to General Taxes for 2023 and subsequent years.

Permanent Index Number (PIN): 25-18-308-015-0000

Address of Real Estate: 10851 S. Hoyne Ave, Chicago, IL 60643

FIDELITY NATIONAL TITLE

DC23018878

182

UNOFFICIAL COPY

DATE: November 16, 2023

X Gregory S. Kovak
Gregory S. Kovak

X Jeananne E. Kovak
Jeananne E. Kovak

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 Gregory S. Kovak and Jeananne E. Kovak, husband and wife, personally known to me to be the same person(s) whose name(s) 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 date: November 16, 2023

Commission expires 7/18 2027

Patricia A. Ohde
(Notary Public)

This instrument was prepared by ^{*}Griffin & Gallagher, LLC, 10001 S. Roberts Road, Palos Hills, IL 60465
^{*}Patricia OHDE of

UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

20-Nov-2023



COUNTY:	367.50
ILLINOIS:	735.00
TOTAL:	1,102.50

25-18-308-015-0000

| 20231101668269 | 0-444-886-992

REAL ESTATE TRANSFER TAX

20-Nov-2023



CHICAGO:	5,512.50
CTA:	2,205.00
TOTAL:	7,717.50 *

25-18-308-015-0000 | 20231101668269 | 0-517-271-504

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

Property of Cook County Clerk's Office