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Fidelity National Title

SC23018208

Doc#: 2334106025 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2023 09:20 AM Pg: 1 of 3

Dec ID 20231101678314
ST/CO Stamp 0-516-472-784 ST Tax \$70.00 CO Tax \$35.00
City Stamp 0-764-329-936 City Tax: \$735.00

WARRANTY DEED ILLINOIS STATUTORY

AFTER RECORDING MAIL TO:

Leslie Betancourt
12225 S Peoria St
Chicago IL 60643

The Grantor(s), Pete Linton and April Linton, as Tenants in Common, in the County of Cook, State of Illinois for and in consideration of TEN $\frac{1}{2}$ 00/100 DOLLARS, and other good and valuable consideration in hand

paid, Convey(S) and Warrant(s) Leslie Betancourt and Yeymy G Betancourt of in the County of Cook, State of Illinois, an interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

12225 S. Peoria St Chicago IL

LEGAL DESCRIPTION: (Attached Herein)

SUBJECT TO: covenants, conditions and restrictions on record, private, public and utility easements and roads and highways, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Property Index Number: 25-29-217-012-0000
Property Address: 12225 South Peoria Street, Chicago, Illinois 60643

Dated this 15th Day of NOVEMBER, 2023

X [Signature]
Pete Linton

X [Signature]
April Linton

STATE OF Illinois, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, CERTIFY THAT, Pete Linton and April Linton, is/are 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 15th day of November, 2023



X [Signature]
Notary Public

GRANTEES ADDRESS

Taxpayer: Leslie Betancourt 12225 S Peoria St Chicago IL 60643
Prepared by: Peter L. Marx, 7104 West Addison, Chicago, Illinois 60634, (773) 283-8960


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EXHIBIT "A" Legal Description

LOT 38 IN BLOCK 15 IN RESUBDIVISION OF BLOCKS 9 TO 16 (EXCEPT THE EAST 141 FEET OF BLOCKS 9 TO 16) IN THE FIRST ADDITION TO WEST PULLMAN IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX		04-Dec-2023
	CHICAGO:	525.00
	CTA:	210.00
	TOTAL:	735.00 *
25-29-217-012-0000 20231101678314 0-764-329-936		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		04-Dec-2023
 	COUNTY:	35.00
	ILLINOIS:	70.00
	TOTAL:	105.00
25-29-217-012-0000 20231101678314 0-516-472-784		

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