

UNOFFICIAL COPY

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WARRANTY DEED

Doc#: 2334206162 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2023 11:26 AM Pg: 1 of 2

Dec ID 20231201686953
ST/CO Stamp 0-655-032-272 ST Tax \$200.00 CO Tax \$100.00
City Stamp 1-110-376-400 City Tax: \$2,100.00

THE GRANTORS

(The space above for Recorder's use only)

Brian M. Biggane, married to Vivian Biggane, and Daniel P. Biggane, married to Gertrude Biggane, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **Jelica Spretnjak** of 511 W. 46th Street, Chicago, IL 60609, the following described Real Estate situated in Cook County, Illinois, commonly known as 503 West 46th Street, Chicago, IL 60609, legally described as:

* a single woman

Situated in the County of Cook, State of Illinois, to wit:

Lot 11 in Eureka Subdivision of the Southwest Quarter of Section 4, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; and existing leases and tenancies.

Permanent Index Number (PIN): 20-04-329-028-0000

Address(es) of Real Estate: 503 West 46th Street, Chicago, IL 60609

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

**This is not homestead property to Brian M. Biggane, Vivian Biggane, Daniel P. Biggane, and Gertrude Biggane.

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Dated this 4th day of December, 2023

Brian M. Biggane (SEAL) Vivian Biggane (SEAL)
Brian M. Biggane Vivian Biggane

Daniel P. Biggane (SEAL) Gertrude Biggane (SEAL)
Daniel P. Biggane Gertrude Biggane

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 Brian M. Biggane, Vivian Biggane, Daniel P. Biggane, and Gertrude Biggane, personally known to me to be the same persons whose names are subscribed in 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 4th day of December 2023.



Patrick J. Biggane
NOTARY PUBLIC
Commission expires 8/15/24

This instrument was prepared by: Patrick Biggane, Patrick J. Biggane 9924 S. Walden Parkway, Chicago, Illinois 60643

MAIL TO:

Jelica Spretnjak
511 W. 46th Street
Chicago IL 60609

SEND SUBSEQUENT TAX BILLS TO:

Jelica Spretnjak
511 W 46th Street
Chicago IL 60609

REAL ESTATE TRANSFER TAX		06-Dec-2023
	CHICAGO:	1,500.00
	CTA:	600.00
	TOTAL:	2,100.00 *

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

REAL ESTATE TRANSFER TAX		06-Dec-2023
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00

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