UNOFFICIAL COPY

WARRANTY DEED

AFTER RECORDING MAIL TO:

Adam Shiffin 1829 N. Honore St Chicago, IL 60622

MAIL REAL ESTATE TAX BILL TO:

Adam Shifrin 1829 N. Honore St. Chicago, IL 60622 Doc#. 2334506464 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/11/2023 03:59 PM Pg: 1 of 3

Dec ID 20231101682250

ST/CO Stamp 1-840-308-176 ST Tax \$1,825.00 CO Tax \$912.50

City Stamp 0-956-358-608 City Tax: \$19,162.50

PT23-95375 /2

THE GRANTOR: Ronald W. Davies as Trustee of the Ronald W. Davies Trust Dated November 13, 2015, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Adam Shifrin and Brittany Shifrin, married, as conants by the entirety, to have and to hold the following described real estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as:

1829 N. Honore St., Chicago, IL 60622

PIN:

14-31-411-017-0000

Hereby releasing and waiving all rights under and by virtue of the Flomestead Exemption Laws of the State of Illinois.

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Cidinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, ripe or other conduit.

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DATED this day of <u>November</u> , 2023.	
Ronald W. Davies, as Trustee of the Ronald W. Davies Trust Dated November 13, 2015	
STATE OF ILLINOIS)	
COUNTY OF COOK)SS	
I, the undersigned, a Notary Fublic, in and for the County and State aforesaid CERTIFY, that Ronald W. Davies, as Trustee of the Ronald W. Davies Trustee of the Ronald W. Davies Trustee of the same person whose is to the foregoing instrument, appeared before me this day in person and individual acknowledged that he/she signed and delivered the said instrument as his/he voluntary act for the uses and purposes therein set forth, including the release right of homestead.	ust Dated name is subscribed dually er free and
Given under my hand and official seal this 26 day of November, 2023. Notary Public.	
NAME AND ADDRESS OF PREPARER: Dean J. Lurie Attorney at Law 1 E. Wacker Dr., Suite 2610 Chicago, IL 60601 OFFICIAL SEAL DEAN J LURIE NOTARY PUBLIC, STATE OF I	LLING.\$ 21, 20.4

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Exhibit A / Legal Description

Lot 66 in Landlos' Subdivision of Block 33 in Sheffield Addition to Chicago in the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 in Section 31, Township 40 North, Range 14 East of the third principal meridian, in Cook County, Illinois.

Property of County Clark's Office