

UNOFFICIAL COPY

Greater Illinois Title Company
41078686G ²/₃

Doc#: 2335606222 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2023 11:54 AM Pg: 1 of 4

Dec ID 20231201699092
ST/CO Stamp 0-894-595-120 ST Tax \$670.00 CO Tax \$335.00
City Stamp 1-810-001-968 City Tax: \$7,035.00

Warranty Deed Statutory (Illinois)

✓ AN UNMARRIED MAN

THE GRANTOR(S), ~~James Eric Vander Arend~~, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Noah A. Dina and Karla D. Cifuentes, Husband and Wife of 4350 N. Albany Avenue Unit 1N, Chicago, IL 60618, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

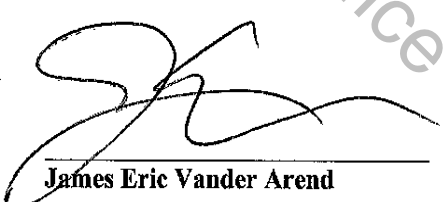
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2023²³ and thereafter, ~~to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.~~ ***

Permanent Index Number(s): 13-11-215-012-0000

Property Address: 5317 North Christiana Avenue, Chicago, IL 60625

Dated this 20th day of December, 2023.


James Eric Vander Arend

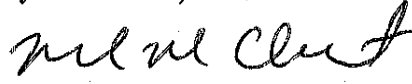
TO, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND BUILDING LINES AND EASEMENTS, IF ANY, PROVIDED THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE; AND GENERAL TAXES (REAL ESTATE TAXES) not DUE AND PAYABLE AT THE TIME OF CLOSING.

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STATE OF ILLINOIS)
)
 COUNTY OF) SS.

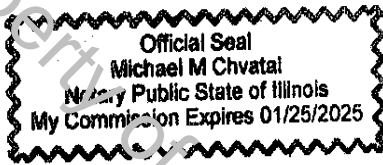
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **James Eric Vander Arend**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this **20th day of December, 2023**.





Notary Public

My commission expires:



REAL ESTATE TRANSFER TAX		21-Dec-2023
	CHICAGO:	5,025.00
	CTA:	2,010.00
	TOTAL	7,035.00 *

13-11-215-012-0000 | 20231201699092 | 1-310-001-968
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		21-Dec-2023
	COUNTY:	335.00
	ILLINOIS:	670.00
	TOTAL:	1,005.00

13-11-215-012-0000 | 20231201699092 | 0-894-595-120

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EXHIBIT A

↓
THE SOUTH 1/2 OF LOT 17 AND ALL OF LOT 18 IN BLOCK 7 IN NORTH PART ADDITION TO CHICAGO, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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PREPARED BY:

Michael Chvatal

Law Office of Michael M. Chvatal

4 Westbrook Corporate Center

Suite 100

Westchester, IL 60154

MAIL TO:

Noah A. Dina

Karla D. Cifuentes

5317 North Christiana Avenue

Chicago, IL 60625

MAIL TAX BILLS TO:

Noah A. Dina

Karla D. Cifuentes

5317 North Christiana Avenue

Chicago, IL 60625

Property of Cook County Clerk's Office