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WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS

Evan Nielsen and Bethany Nielsen 1725 North Newland Avenue Chicago, IL 60707 Doc#. 2336306317 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 12/29/2023 03:16 PM Pg: 1 of 2

Dec ID 20231201602637

ST/CO Stamp 1-154-009-136 ST Tax \$385.00 CO Tax \$192.50

City Stamp 0-401-508-400 City Tax: \$4,042.50

(The Above Space for Recorder's Use Only)

THE GRANTORS, EVAN NECESEN and BETHANY NIELSEN, husband and wife, of 1725 North Newland Avenue, Chicago 1L 60707 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to PAUL W. LORENZ, a single man and JOSE LUIS LOVERA, a single man, of 2599 Riley Rd, Buckeye, AZ 85396, not at tenants by the entirety, nor as tenants in common, but as JOINT TENANTS, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOT 29 IN BLOCK 11 IN J. E. WHITE'S SECOND RUTHERFORD PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 22.28 CHAINS THEREOF) IN SECTION 31, TOWNSHIP 40 NORTH, KANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-31-318-012-0000

Property Address: 1725 North Newland Avenue, Chicago, IL 60707

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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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Dated this <u>Zo</u> day of <u>December</u> , <u>2023</u> .		
Evan Nielsen		Bethany Nielsen
STATE OF ILLINOIS)) SS,	
COUNTY OF COOK)	
T. d. Louis J. Nictory Dubli	in and fo	or said County in the State aforesaid CERTIFY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Evan Nielsen and Bethany Nielsen personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial scal, this 20 day of December, 2023.

OFFICIAL SEAL
CATHERINE MCCRORY ROSSMILLER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/06/2026

Notary Public

THIS INSTRUMENT PREPARED BY Catherine S. McCrory Law Office of Catherine S. McCrory 339 S. 6th Avenue La Grange, IL 60525

MAIL TO:

Claes & Claes 2626 83rd Street Darien, IL 60561 SEND SUBSEQUENT TAX BLLS TO:

Paul Lorenz 1725 North Newland Avenue Chicago, IL 60707