# **UNOFFICIAL CO**

Doc#. 2401133262 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Dec ID 20231201600815

Date: 01/11/2024 12:26 PM Pg: 1 of 3

#### **AFTER RECORDING MAIL TO:**

Paùl-Youkhana The Law Offices of Paul A. Youkhana, LLC 4819 Main Street, Suite D &kokie IL 60077 SAME AS TAX BILL **SEND SUBSEQUENT TAX BILLS TO:** 

ST/CO Stamp 0-327-297-072 ST Tax \$725.00 CO Tax \$362.50 City Stamp 0-571-648-048 City Tax: \$7,612.50

GRANTEE ADDRESS:

Allison J. Lembke Arron Lembke 3648 North Mozart Street Chicago, Illinois 60618

Above Space for Recorder's Use Only

(ILLINO'S) General

THE GRANTORS, LAMONT FRAZIER and MARCY FRAZIER, married, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and No Cents (\$10.00), in hand paid, Convey and Warrant to GRANTEES, ALLISON J. LEMBKE and ARRON LEMBKE, married to each other, of City of Chicking. State of Illinois

AS TENANTS BY THE ENTIRETY, the following described Real Estate, situated in the County of Cook in the State of Illinois, in fee simple absolute, to wit:

LOT 60 IN CALIFORNIA PARK SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMMONLY KNOWN AS:** 

3648 NORTH MOZART STREET, CHICAGO, ILLINOIS 60618

PERMANENT INDEX NUMBER:

13-24-130-019-0000

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.

GRANTORS hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

2401133262 Page: 2 of 3

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor, Lamont Frazier, has signed and sealed this Warranty Deed this  $\frac{1}{2}$  day of December 2023.

**GRANTOR** 

LAMONT FRAZIER

STATE OF IZLINOIS

) SS

COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, LAMCNI FRAZIER, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes the ein set forth.

Given under my hand and official seal, this 18 day of Alecenthes

NOTARY PURLY

Commission Expires: Nov 162026

DANIEL P. SCOTT Official Seal

Notary Public - State of Illinois My Commission Expires Nov 16, 2026

## **UNOFFICIAL COPY**

IN WITNESS WHEREOF, Grantor, Marcy Frazier, has signed and sealed this Warranty Deed this 26th day of December 2023.

### **GRANTOR**

MARCY FRAZIER

STATE OF ALLUNOIS

SS

COUNTY OF COOK

I, the undersigned, a notary public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT, MARCY FRAZIFR, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of December 2023.

NOTARY PUBLIC

Commission Expires: 12-6-25

Official Seal
John Aylesworth
Notary Public State of Illinois
My Commission Expires 12/06/2020

Official Seal
John Aylesworth
Actary Public State of Illinois
My Commission Expires 12/06/2025

## This instrument was prepared by:

John Aylesworth, Esq.
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