

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2401906199 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2024 12:28 PM Pg: 1 of 2

Dec ID 20240101609036
ST/CO Stamp 0-745-378-864 ST Tax \$245.00 CO Tax \$122.50

THE GRANTOR

(The space above for Recorder's use only)

ROBERT J. NOVAK, AS TRUSTEE OF THE ROBERT J. NOVAK TRUST DATED JUNE 19, 2021, of the Village of Hillside, Cook County, 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 JOHNNY SELPH**

the following described Real Estate situated in Cook County, Illinois, legally described as:

LOT 418 (EXCEPT THAT PART THEREOF LYING WEST OF A LINE COMMENCING AT A POINT ON THE NORTH LINE THEREOF 1.70 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNNING SOUTHERLY TO A POINT ON THE SOUTH LINE THEREOF 1.74 FEET EAST OF THE SOUTHEAST CORNER THEREOF) AND THAT PART OF LOT 419 LYING WEST OF A LINE COMMENCING AT A POINT ON THE NORTH LINE THEREOF 3.27 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNNING SOUTHERLY TO A POINT ON THE SOUTH LINE 3.62 FEET EAST OF THE SOUTHWEST CORNER THEREOF IN J. W. MC CORMACK'S WESTMORELAND, BEING A SUBDIVISION IN THE WEST 1/2 OF FRACTIONAL SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

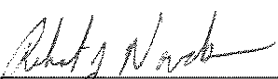
SUBJECT TO: General real estate taxes for 2023 & 2024, and subsequent years, covenants, conditions, and restrictions of record.

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

Permanent Index Number (PIN): 15-08-109-074-0000

Address(es) of Real Estate: 5113 Saint Charles Rd, Berkeley, IL 60163

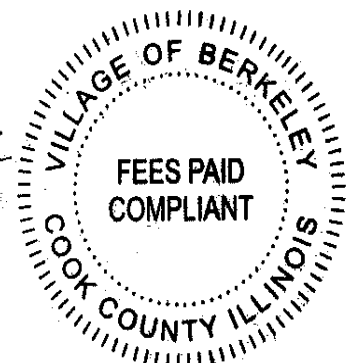
Dated this 10th day of January, 2024



Robert J. Novak, as Trustee of the
Robert J. Novak Trust dated June 19, 2021

(SEAL)

C.T.I./W
236NW 7174400K
2024



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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 Robert J. Novak, personally known to me to be the same person whose name is subscribed in 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10th day of January, 2024.



Mila Gloria Novak
NOTARY PUBLIC

Commission expires 05-20-24

This instrument was prepared by:
Mila Gloria Novak, P.C., Attorneys at Law, 2300 W. Lake Street, Melrose Park, IL 60160

MAIL RECORDED DEED TO:

Daniel R. Sanders
Attorney at Law
832 N. Sanborn Dr.
Palatine, IL 60074

SEND SUBSEQUENT TAX BILLS TO:

Johnny Selph
5113 Saint Charles Rd.
Berkeley, IL 60163

REAL ESTATE TRANSFER TAX

18-Jan-2024



COUNTY:	122.50
ILLINOIS:	245.00
TOTAL:	367.50

15-08-109-074-0000

| 20240101609036 | 0-745-378-864

Cook County Clerk's Office