

UNOFFICIAL COPY

Doc#: 2403233228 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/01/2024 04:16 PM Pg: 1 of 5

Dec ID 20240101618505
ST/CO Stamp 0-943-828-016 ST Tax \$397.50 CO Tax \$198.75
City Stamp 1-144-134-704 City Tax: \$4,173.75

23129423
**WARRANTY
DEED**

THIS INDENTURE, made this 27th day of January, 2024 by **EPG CHGO REDEV LLC**, an Illinois limited liability corporation, **GRANTOR**, for and in consideration of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, convey and sell to **Amy M. Chavez, a married woman and Leydi Alanis Moreno, a single woman, GRANTEE**, to vest in GRANTEE as joint tenants, all of the following described premises in Illinois, to wit:

1704 N MAYFIELD AVE, Chicago, IL 60639, Parcel Identification No. 13-32-406-039-0000 with a Legal Description as set forth in APPENDIX 1 attached hereto.

GRANTEE shall have and hold such premises subject only to the following:

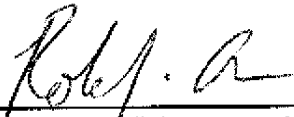
1. general real estate taxes due and payable and subsequent taxes;
2. liens and encumbrances of record
3. building lines and easements of record;

GRANTOR, for itself and its successors, warrants to GRANTEE the following:

1. GRANTOR has not done anything or suffered to be done anything whereby the subject premises are, or may be in any manner, encumbered;
2. GRANTOR is conveying to GRANTEE good and merchantable title to the subject premises;
3. GRANTOR will forever defend the subject premises from all persons claiming through GRANTOR, but not otherwise.

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IN WITNESS THEREOF, GRANTOR has hereunto set his/her hand and seal:

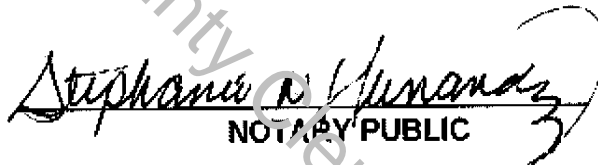
by: 
Robert J. Augenlicht, as authorized agent of EPG CHGO
REDEV LLC, Grantor

STATE OF ILLINOIS)
COOK COUNTY) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert J. Augenlicht personally known to me or proven through satisfactory evidence to be the same person(s) whose name(s) is/are subscribed in the foregoing instrument, appeared before me this day in person, and signed, sealed and delivered the said instrument as such Grantor for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of January, 2024




NOTARY PUBLIC

This instrument was prepared by: Robert J. Augenlicht, 8833 Gross Point Rd., Suite 208, Skokie, IL 60077

MAIL TO: ~~Law Offices of Lidia Vyotskoy, 1551 Ashland Ave., Des Plaines, IL 60016~~

Amy M Chavez, 1704 N. MAYFIELD, CHICAGO, IL 60639

SEND SUBSEQUENT TAX BILLS TO: Amy M. Chavez and Leydi Alanis Moreno, 1704 N. Mayfield, Chicago, IL 60639

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Appendix 1

Legal Description

LOT 19 IN BLOCK 2 IN MILLS & SONS SUBDIVISION NO. 2 IN THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: **13-32-406-039-0000**

Common Address: **1704 N MAYFIELD AVE, Chicago, IL 60639**

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REAL ESTATE TRANSFER TAX 30-Jan-2024



CHICAGO: 2,981.25
CTA: 1,192.50
TOTAL: 4,173.75

13-32-406-039-0000 | 20240101618505 | 1-144-134-704

* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

30-Jan-2024



COUNTY:
ILLINOIS:
TOTAL:

198.75
397.50
596.25

13-32-406-039-0000

20240101618505

0-943-828-016

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