UNOFFICIAL COPY

File 1924-00111/2

WARRANTY DEED
ILLINOIS STATUTORY

(Individual to Individual)

Doc#. 2403933010 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Date: 02/08/2024 09:47 AM Pg: 1 of 3

Dec ID 20240101624817

ST/CO Stamp 0-397-655-088 ST Tax \$1,450.00 CO Tax \$725.00

City Stamp 0-666-090-544 City Tax: \$15,225.00

THE GRANTOR(S),

Nicholas Baes and Radhika Baes husband and wife of Alpharetta, Georgia

for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

Christina S. Brown and Christopher S. Comstock of Chicago, Illinois, as joint tenants

all interest in the following described real estate situaced in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: covenants, conditions, and restrictions of record and oulding lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; acts done by or suffered through Buyer; homeowners or condominium association declaration and bylaws, if any; general real estate taxes not yet due and payable at the time of Closing; and the rights of tenants under existing leases affecting the Property, if any; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-07-208-055-0000

Property Address: 1932 W. Erie Street, Chicago, IL 60622

SIGNATURE PAGE FOLLOWS

WARRANTY DEED PAGE 1 OF 2

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Dated this 24 day of 3-nour 2024.
m zu
Nicholas Baes
,
Radhika Raes

STATE OF GEORGIA)

COUNTY OF FORSYTH

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that:

Nicholas Baes and Radhika Baes

is/are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 27th day of JANUARY, 2024.

Notary Public

My Commission Expires:

04/27/2025

This instrument was prepared by:

Randall Bover, Esq., 3223 Lake Avenue, Suite 15C-303, Willimette WE 6009

MAIL TO:

Christina S. Brown and Christopher S.

Comstock

1932 W. Erie Street

Chicago, IL 60622

SEND SUBSEQUENT TAX BILLS TO:

Christina S. Brown and Christopher S. Comstock 1932 W. Erie Street

Chicago, IL 60622

WARRANTY DEED PAGE 2 OF 2

2403933010 Page: 3 of 3

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EXHIBIT "A"

Situated in the County of Cook, State of Illinois, to wit:

Lot 37 in Bowen and Waite's Subdivision of Block 13 in Canal Trustees' Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(S): 17-07-208-055-0000

REAL ESTATE TRANSFER TAX		07-t-eb-2024
	CHICAGO:	10,875.00
	CTA:	4,350.00
	TOTAL:	15 ,2 25.00 *
/_/		1 0 000 000 F44

^{17-07-208-050-100 | 20240101624817 | 0-666-090-544}

REAL ESTATE TRANSFER TAX

07-Feb-202-4 COUNTY: 725.0 (ZENOIS: 1,450.0 0 70TAL: 2,175.00

0-397-c
COLINATION CORRECTIONS
OFFICE 17-07-208-055-0000 2024010162461* 1 0-397-655-088

^{*} Total does not include any applicable penalty or interest due.