

UNOFFICIAL COPY

Doc#: 2403933010 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2024 09:47 AM Pg: 1 of 3

File # 24-0011 1/2
WARRANTY DEED
ILLINOIS STATUTORY

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

(Individual to Individual)

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 situated 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 building 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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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-Feb-2024
	CHICAGO:	10,875.00
	CTA:	4,350.00
	TOTAL:	15,225.00 *

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

REAL ESTATE TRANSFER TAX		07-Feb-2024
	COUNTY:	725.00
	ILLINOIS:	1,450.00
	TOTAL:	2,175.00

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PROPERTY OF Cook County Clerk's Office