

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY JOINT TENANTS

Doc#: 2405306299 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/22/2024 02:08 PM Pg: 1 of 2

Dec ID 20240201634269  
ST/CO Stamp 1-821-659-696 ST Tax \$660.00 CO Tax \$330.00  
City Stamp 0-024-973-872 City Tax: \$6,930.00

**GIT**

4109709 1/2 PK

THE GRANTOR(S), Eriberio Chuqui and Blanca Chuqui, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Curtis Evrard Jr. and Tammy Lynn Evrard (GRANTEE'S ADDRESS) 5115 N. Mulligan Ave., Chicago, IL 60630 of the County of Cook, not as tenants in common, but as joint tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE NORTH 8-1/3 FEET OF LOT 35 AND ALL OF LOT 36 IN BLOCK 9 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 (EXCEPT RAILROAD) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY

**SUBJECT TO:** General real estate taxes not due and payable at the time of closing, general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, but as joint tenants forever.

Permanent Real Estate Index Number(s): 13-23-115-024-0000  
Address(es) of Real Estate: 3828 N. Central Park Ave., Chicago, Illinois 60618

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Dated this 13<sup>th</sup> day of February, 2024

Eriberto Chuqui  
Eriberto Chuqui

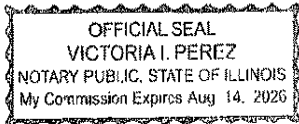
Blanca Chuqui  
Blanca Chuqui

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Eriberto Chuqui and Blanca Chuqui,


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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 13<sup>th</sup> day of February, 2024





Victoria I. Perez (Notary Public)

Prepared By: Victoria I. Perez, P.C.  
Attorney at Law  
4126 North Lincoln Ave., Unit 1  
Chicago, Illinois 60618

REAL ESTATE TRANSFER TAX		20-Feb-2024
	CHICAGO:	4,950.00
	CTA:	1,980.00
	TOTAL:	6,930.00 *
13-23-115-024-0000   20240201634269   0-071-973-872		
* Total does not include any applicable penalty or interest due.		

Mail To:  
and

REAL ESTATE TRANSFER TAX		20-Feb-2024
	COUNTY:	330.00
	ILLINOIS:	660.00
	TOTAL:	990.00
13-23-115-024-0000   20240201634269   1-821-659-696		

Name & Address of Taxpayer:  
Curtis Evrard Jr. and Tammy Lynn Evrard  
3828 N. Central Park Ave.  
Chicago, Illinois 60618