

UNOFFICIAL COPY

771753 1/3
WARRANTY DEED

AFTER RECORDING MAIL TO:

Nathaniel Anderson
4819 W Gunnison St,
Chicago, IL 60630



Doc# 2405334021 Fee \$98.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2024 02:11 PM PG: 1 OF 5

MAIL REAL ESTATE TAX BILL TO:

Nathaniel Anderson
4819 W Gunnison St,
Chicago, IL 60630

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

THE GRANTOR: Gary Raffanti, single man, of 4819 W Gunnison St, Chicago, IL 60630, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Nathaniel Anderson, a single person, of 4819 W Gunnison St, Chicago, IL 60630, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

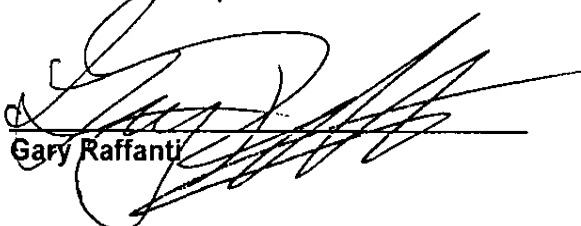
Commonly known as: 4819 W Gunnison St, Chicago, IL 60630
PIN: 13-09-431-056-0000

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

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; and general real estate taxes not due and payable at the time of closing.

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DATED this 19 day of OCTOBER, 2023.



Gary Raffanti

STATE OF IL)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Gary Raffanti, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

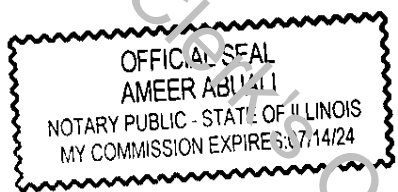
Given under my hand and official seal this 19th day of October, 2023.



Notary Public

NAME AND ADDRESS OF PREPARER:

James Vachachira
 Attorney at Law
 834 E. Rand Rd., Suite 3
 Mt. Prospect, IL 60056



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File No: 771753

EXHIBIT "A"

LOT 8 IN BLOCK 8 IN MURRAY'S ADDITION TO JEFFERSON, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13.09.431.056.0000 *ℙ*

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

21-Feb-2024



CHICAGO:

4,125.00

CTA:

1,650.00

TOTAL:

5,775.00 *

13-09-431-056-0000 | 20231001650102 | 0-589-451-824

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

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REAL ESTATE TRANSFER TAX

21-Feb-2024



COUNTY:	275.00
ILLINOIS:	550.00
TOTAL:	825.00

13-09-431-056-0000

| 20231001650102 | 0-804-737-584