

# UNOFFICIAL COPY

Doc#: 2406802051 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 9:59 AM Pg: 1 of 3

Dec ID 20240201639291

ST/Co Stamp 1-127-369-264 ST Tax \$1,025.00 CO Tax \$512.50

City Stamp 0-004-246-064 City Tax \$10,762.50

WARRANTY DEED  
ILLINOIS STATUTORY

JOINT TENANTS

PT No.: PT24-97442 FA

THE GRANTOR(S) **FREDERICK SPREEN a.k.a. FRED SPREEN** and **CAROLL SPREEN**, husband and wife, of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **ALEX TAITAGUE** and **TYLER BLAKENEY**, of CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

*\* WESTON*

*\* \* LEE*

**See Exhibit "A" attached hereto and made a part hereof**

SUBJECT TO: General taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.

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 as ~~Joint Tenants forever~~ *Tenants by the entirety*

Permanent Real Estate Index Number(s): **11-29-317-022-0000**

Address(es) of Real Estate: **1340 WEST CHASE AVENUE  
CHICAGO, ILLINOIS 60626**

Dated this *15th* day of *February*, 20 *24*

  
\_\_\_\_\_  
**FREDERICK SPREEN a.k.a. FRED SPREEN**

  
\_\_\_\_\_  
**CAROLL SPREEN**

PROPER TITLE, LLC

PROPER TITLE, LLC

Warranty Deed – Joint Tenants

# UNOFFICIAL COPY

STATE OF Illinois COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **FREDERICK SPREEN a.k.a. FRED SPREEN**, 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 acknowledged that he signed, sealed and delivered the said instrument as his 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 15 day of February, 20 24

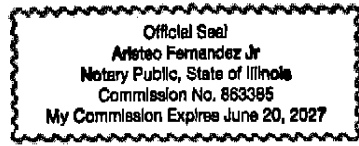


[Signature]  
Notary Public

STATE OF Illinois COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **CAROLL SPREEN**, 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 acknowledged that she signed, sealed and delivered the said instrument as 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 15 day of February, 20 24



[Signature]  
Notary Public

Prepared by:  
Novit and Novit, LLC  
100 N. LaSalle Street  
Suite 1700  
Chicago, IL 60602

Mail to:

↓ ~~ALEX TATAGUE~~  
Grantee Address  
Name and Address of Taxpayer:  
  
ALEX TATAGUE  
1340 W CHASE AVE  
CHICAGO, IL 60626

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## EXHIBIT "A"

The East 50 feet of Lot 6 in Block 14 in Birchwood Beach, a subdivision of the East 1/2 of the Southwest 1/4 of Section 29, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office