

KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/8/2024 12:00 AM Pg: 1 of 3

Dec ID 20240201633576 ST/Co Stamp 0-930-521-648 ST Tax S610.00 CO Tax S305.00 City Stamp 1-453-625-904 City Tax S6.405.00

PREPARED BY:

Cervantes Chatt & Prince P.C. 100 N. LaSalle Street, Suite 2207 Chicago, Illinois 60602

AFTER RECORDING MAIL TO: Fogarty & Fugate LLC 203 N. LaSalfé St. Ste. 2100 Chicago, IL, 60601

WARRANTY DEED

GRANTOKS.

ERIC MARTILIEZ, a married man, and Jennifer Martinez, his wife for the purpose of waiving homestead rights, of the city of Chicago, county of Cook, state of Illinois, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid,

(The Above Space for Recorder's Use Only)

CONVEYS and WARRANTS to GRANTEE BENJAMIN PAULSEN, an unmarried man, individually, having the current address 4330 N Waipple Street, Chicago, Illinois 60618, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2023 and subsequent years;

hereby releasing and waiving all rights under and by virtue of the Homester d Exemption Laws of the State of Illinois.

Permanent Index Number:

16-02-212-025-0000

Common Address of Real Property:

3501 W. Beach Avenue, Chicago, IL 60651

REAL ESTATE TRANSFER TAX		20-Feb-2024
	CHICAGO:	4,575.00
	CTA:	1,830.00
	TOTAL;	6,405.00 *
16-02-212-025-0000	20240201633576	1-453-625-904

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

UNOFFICIAL COPY

Dated this 7 day of Felo., 2024.
JENNIFER MARTINEZ, for the purpose of waiving homestead rights
STATE OF) SS COUNTY OF
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DC HEREBY CERTIFY that ERIC MARTINEZ AND JENNIFER MARTINEZ , personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and they signed and delivered the said instrument as their free and voluntary act for the uses and purposes thererin set forth, including the release and waiver of the right of homestead.
GIVEN, under my hand and official seal, this
OFFICIAL SEAL CHRISTINA RIVAS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/11/2024 MAIL SUBSEQUENT TAX BILLS TO Mail to
MAIL SUBSEQUENT TAX BILLS TO Mail to

Benjamin Paulsen 3501 W. Beach Avenue, Chicago, IL 60651

UNOFFICIAL COPY

Exhibit A / Legal Description

Lot 1 in Block 7 in Van Schaack and Herrick's Subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office