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Doc# 2406822129 Fee: \$107.00

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 \$610.00 CO Tax \$305.00

City Stamp 1-453-625-904 City Tax \$6,405.00

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. LaSalle St. Ste. 2100
Chicago, IL, 60601

WARRANTY DEED

GRANTORs

ERIC MARTINEZ, 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 Whipple 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 Homestead 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.

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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