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Doc#, 2407224426 Fee: S107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/12/2024 2:01 PM Pg: 1 of 3

Dec ID 20240201640705 ST/Co Stamp 0-136-407-600 ST Tax S535.00 CO Tax S267.50 City Stamp 0-706-062-896 City Tax S5.617.50

WARRANTY DEED

AFTER RECORDING MAIL TO:

(Reserved for Recorders Use Only)

MAIL REAL ESTATE TAX BILL TO:

Adam Michael Topel and Jennifer Ann Topel

4859 N. Natoma Ave. Chicago, IL 60656

@D 23GND 986577NB 10f2

THE GRANTOR: Fernando Velez, married to Wendy Roehl, of 4859 N. Natoma Ave., Chicago, IL 60656, 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 Adam Michael Topel and Jennifer Ann Topel, husband and wife, of ______, to have and to hold, as Tenants by the Entirety, 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:

4859 N. Natoma Ave., Chicago, L. 60656

PIN:

13-07-421-029-0000

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

SUBJECT TO: Covenants, conditions and restrictions of record and building in es 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 day of Ma(Ch_	, 2024.
AVE	Wendy Poel
Fernando Velez	Wendy Roeld /
STATE OF)ss	
COUNTY OF	
I, the undersigned, a Notary Public, in and for the CERTIFY, that Fernando Verez and Wendy Ro persons whose name are subscriped to the fore in person and individually acknowledged that the their free and voluntary act for the uses and pur and waiver of the right of homestead.	going instrument, appeared before me this day ey signed and delivered the said instrument as
Given under my hand and official seal this	day of, 2024.
NANC'Y H SCWA Official Seal Notary Public - State of Illinois	4 De North
My Commission Expires May 15, 2025	Notary Public
NAME AND ADDRESS OF PREPARER: David Frank Attorney at Law 3400 Dundee Rd., Suite 320 Northbrook, IL 60062	C/OPTS OFFICE

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LEGAL DESCRIPTION

Order No.: 23CND986577NB

For APN/Parcel ID(s): 13-07-421-029-0000

LOT 326 IN BIG OAKS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 7, SHIP.

PY, ILLIN.

Clark's Office TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.