

# UNOFFICIAL COPY

Doc#: 2407224426 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/12/2024 2:01 PM Pg: 1 of 3

Doc ID 20240201640705

ST/Co Stamp 0-136-407-600 ST Tax \$535.00 CO Tax \$267.50

City Stamp 0-706-062-896 City Tax \$5,617.50

## 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

① 236119 986577 NB 1 of 2

**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 Cook County, 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, IL 60656**  
PIN: **13-07-421-029-0000**

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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## 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, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office