

UNOFFICIAL COPY

Doc#: 2407314087 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/13/2024 10:07 AM Pg: 1 of 3

Dec ID 20240301647646
ST/Co Stamp 0-256-682-544 ST Tax \$450.00 CO Tax \$225.00
City Stamp 1-504-356-912 City Tax \$4,725.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Julius D. Penn and Suzette Penn
1648 N. Normandy Ave.
Chicago, IL 60707

(The Above Space for Recorder's Use Only)

THE GRANTORS Julius D. Penn and Suzette Penn, husband and wife, of 1648 N. Normandy Ave., Chicago, IL 60707 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to ~~Richard Snyder and Jenevieve Snyder, husband and wife, of 4111 West Addison Street, Chicago, IL 60641, not as tenants in common, nor as joint tenants, but as tenants by the entirety,~~ the following described real estate situated in the County of Cook, in the State of Illinois, to wit: ** RICHARD SNYDER AND JENEVIEVE SNYDER AS CO-TRUSTEES OF THE SNYDER FAMILY TRUST DATED SEPTEMBER 9, 2021*

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"


Permanent Index Number(s): 13-31-419-016-0000

Property Address: 1652 North Normandy Avenue, Chicago, IL 60707

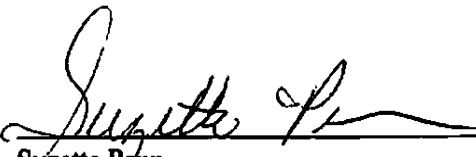
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

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.

Dated this 28 day of Feb, 2024.



Julius D. Penn



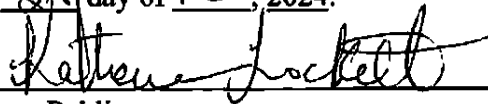
Suzette Penn

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STATE OF ILLINOIS)
) SS,
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Julius D. Penn and Suzette Penn personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 notarial seal, this 28 day of Feb, 2024.



Notary Public




THIS INSTRUMENT PREPARED BY
Eileen Pearse
Ciesla & Pearse, PC
1755 S. Naperville Rd., Suite 100
Wheaton, IL 60189

MAIL TO:

Renee Norgle
120 S. State St.
Suite 200
Chicago, IL 60603



SEND SUBSEQUENT TAX BILLS TO:

Richard Snyder
1652 North Normandy Avenue
Chicago, IL 60707

REAL ESTATE TRANSFER TAX		07-Mar-2024
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00 *

13-31-419-016-0000 | 20240301647646 | 1-504-356-912

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

REAL ESTATE TRANSFER TAX		07-Mar-2024
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00

13-31-419-016-0000 | 20240301647646 | 0-256-682-544

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Legal Description PIN:13-31-419-016-0000

LOT 278, EXCEPT THE SOUTH 15 FEET THEREOF AND THE SOUTH 15 FEET OF LOT 277, IN GALEWOOD, A SUBDIVISION IN THE SOUTHEAST QUARTER 1/2 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office