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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/13/2024 1:24 PM Pg: 1 of 3

Doc ID 20240201625501

ST/Co Stamp 1-129-897-008 ST Tax \$245.00 CO Tax \$122.50

City Stamp 1-472-945-200 City Tax \$2,572.50

Chicago Title
12 24GC0011271RM

WARRANTY DEED

AFTER RECORDING MAIL TO:

~~430 N. Saint Louis Ave~~
Maria Schrater
4306 N. Saint Louis Ave, 2D
Chicago, IL 60618

MAIL REAL ESTATE TAX BILL TO:

Victoria E. Nelson and Maria Schrater
4306 N. Saint Louis Ave. UNIT 2D
Chicago, IL 60618

(Reserved for Recorders Use Only)

THE GRANTOR: Kevin Taylor, a single man, of 4426 N Central Park Ave, Chicago, IL 60625, 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 Victoria E. Nelson, a single person, and Maria Schrater, single person, both of 4662 N. Rockwell St, 2N, Chicago, IL 60625, as Joint Tenants with Right of Survivorship 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: 4306 N. Saint Louis Ave., Chicago, IL 60618 UNIT 2D
PIN: 13-14-401-044-1011

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.

REAL ESTATE TRANSFER TAX

05-Feb-2024



CHICAGO:	1,837.50
CTA:	735.00
TOTAL:	2,572.50 *

13-14-401-044-1011 | 20240201625501 | 1-472-945-200

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

REAL ESTATE TRANSFER TAX

05-Feb-2024



COUNTY:	122.50
ILLINOIS:	245.00
TOTAL:	367.50

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DATED this 31 day of January, 2024.

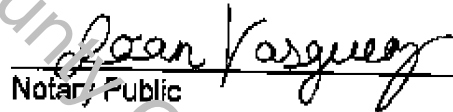


Kevin Taylor

STATE OF IL)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Kevin Taylor** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/her 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 official seal this 31st day of January, 2024.



Notary Public

NAME AND ADDRESS OF PREPARER:

Joan P. Vasquez
Attorney at Law
20063 N. Rand Rd.
Palatine, IL 60074



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

Order No.: 24GCC0011271RM

For APN/Parcel ID(s): 13-14-401-044-1011

UNIT 4306-2D TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4304-4306 NORTH SAINT LOUIS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0624310065, IN THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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