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UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2407824325 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/18/2024 2:04 PM Pg: 1 of 4

Dec ID 20240201639785
ST/Co Stamp 1-343-044-144 ST Tax \$1,075.00 CO Tax \$537.50
City Stamp 0-421-083-696 City Tax \$11,287.50

(The Above Space for Recorder's Use Only)

THE GRANTORS Alex Lee Frater, a Single person and Benjamin M Lewis, a Married person, 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 Peter Liu and Precilla Li, married to each other of Chicago, Illinois, as Joint Tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 13-36-321-024-0000

Property Address: 1730 North Francisco Avenue, Chicago, IL 60647

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2023 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

THIS IS NOT HOMESTEAD PROPERTY AS TO GRANTORS SPOUSE

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Alex Fraher (Seal)
Alex Lee Fraher

STATE OF Hawaii
COUNTY OF Honolulu

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Alex Lee Fraher 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 26 day of February, 2024.

Notary Public



Ultimate Deed
Illinois Stat utang
2/26/24
Notary Signature
Date

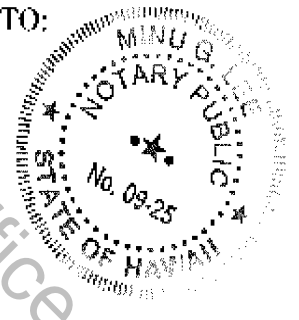
THIS INSTRUMENT PREPARED BY
Christina B. Perez, Drost, Kivlahan, McMahon & O'Connor, LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Steven R. Felton & Associates, P.C.
134 North LaSalle Street Suite 1720
Chicago, IL 60602

Peter Liu 2550 W Fullerton Ave
1530 North Francisco Avenue 2A
Chicago, IL 60647



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LEGAL DESCRIPTION

Order No.: 23GND749010RM

For APN/Parcel ID(s): 13-36-321-024-0000

THE SOUTH 1/2 OF LOT 4 IN BLOCK 11 IN HANSBROUGH AND HESS SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office