

# UNOFFICIAL COPY

Doc#: 2408802100 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/28/2024 10:39 AM Pg: 1 of 3

Dec ID 20240301650796

ST/Co Stamp 1-418-192-432 ST Tax \$958.50 CO Tax \$479.25

City Stamp 1-686-627-888 City Tax \$10,064.25

6IT 410792356

## WARRANTY DEED \* RYAN A BEBERUS AND MATTHEW C WALL

THE GRANTORS, as Trustees under the Trust Agreement known as The Beberus Wall Family Trust, dated June 9, 2021, ~~Ryan A Beberus, of the City of Chicago, County of Cook, State of Illinois; and Matthew C Wall, of the City of Chicago, County of Cook, State of Illinois;~~ for and in consideration of Ten (\$10) Dollars and other valuable consideration in hand paid, CONVEY AND WARRANT TO Alexander Gottemoller, of the City of Chicago, County of Cook, State of Illinois; and Michelle Laniewski, of the City of Chicago, County of Cook, State of Illinois, as husband and wife, as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

see Exhibit A.

Property Index Number: 17-07-220-009-0000

Commonly Known As: 527 N Wood St, Chicago, Illinois 60622

Subject only to general real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record; and building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the Real Estate.

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

Dated this 18th day of March, 2024.


x Ryan Beberus

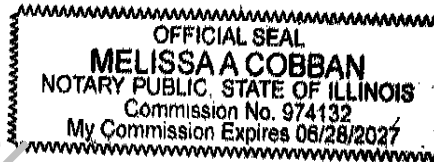
x Matthew Wall

## UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss.  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Ryan A Beberus, and Matthew C Wall are 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 the said instrument was signed, sealed, and delivered as a free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal this 18th day of March, 2024  
  
 \_\_\_\_\_  
 Notary Public




~~TAX ADDRESS AT~~  
 Mail To  
 Joseph Gottemoller  
 1 N Virginia Street  
 Crystal Lake, IL 60014

TAX BILL MAIL TO:  
 Alex Gottemoller  
 527 N. Wood St.  
 Chicago IL 60622

Prepared by:  
 Michael Fox  
 Fox Law Practice  
 2952 W Birchwood Ave  
 Chicago, Illinois 60645  
 773-274-0808  
 foxlawpractice@gmail.com

REAL ESTATE TRANSFER TAX		28-Mar-2024
	COUNTY:	479.25
	ILLINOIS:	958.50
	TOTAL:	1,437.75
17-07-220-009-0000		20240301650798   1-418-192-432

REAL ESTATE TRANSFER TAX		28-Mar-2024
	CHICAGO:	7,188.75
	CTA:	2,875.50
	TOTAL:	10,064.25 *
17-07-220-009-0000		20240301650798   1-888-627-888

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

# UNOFFICIAL COPY

## EXHIBIT A

LOT 18 IN BLOCK 3 IN EMBREES SUBDIVISION OF THE NORTH WEST PORTION OF BLOCK 18 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 527 North Wood Street, Chicago, IL 60622  
Tax Number: 17-07-220-009-0000