Doc#, 2409420006 Fee: \$107.00 KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 4/3/2024 9:09 AM Pg: 1 of 5

WARRANTY DEED ILLINOIS STATUTORY

(Individuals to Individuals)

Dec ID 20240401667346 ST/Co Stamp 1-084-077-616 ST Tax \$1,200.00 CO Tax \$600.00 City Stamp 1-196-766-768 City Tax \$12,600.00

6.70	
(The Above Space 1	or Recorder's Use Only)

THE GRANTORS, Frederick Repasky A/K/A Frederick Stephen Repasky, Jr., a married man*, and Marc Bertrand, a married man*, of the City of New York, County of New York, State of New York, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Christine Coughlin and Joel Rapaport, as 10int + lenants of 2625 N. Whipple Chicago, IL all interest in the following described Real Estate situated in the County of Cook and State of Illinois, not as tenants in common, but as joint tenants, 10 vit:

SEE ATTACHED LEGAL DESCRIPTION ATTACLED AS EXHIBIT "A"

Permanent Index Number(s): 13-25-311-009-0000

Property Address: 2625 N. Whipple St., Chicago, IL 60647

*This is NOT homestead property as to Grantors

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general real estate taxes not yet due and payable at the time of closing.

FIDELITY NATIONAL TITLE OC2400 3757

Mr. WA	<u></u>	(Cool)
Marc Bertrand		(Seal)
STATE OF NJ	_)	
COUNTY OF UNION) SS _)	

Dated this 25 day of March, 2024.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY Marc Bertrand, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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, the 25 day of March, 224

MAINOR A ULATE Notary Public, State of New Jersey My Commission Expires Jun 20, 2027 Novay Public

Clart's Office

Dated this 25 day of March, 200	29.
Frederick Repasky A/K/A Frederick Stephe	eal) en Repasky, Jr.
STATE OF New YOUK.) SS COUNTY OF ALY.)	
Frederick Repasky A/K/x Frederick Stepher people whose names are subscribed to the finerson, and acknowledged that they signed, voluntary act, for the uses and purposes the right of homestead. Given under my hand and notarial seal, this	I for said County, in the State aforesaid, CERTIFY in Repasky, Jr., personally known to me to be the same foregoing instrument, appeared before me this day in sealed and delivered the instrument as their free and rein set forth, including the release and waiver of the
PERRY DONDRE STEVEN Notary Public, State of New York No. 01PE6368561 Qualified in New York County Commission Expires December 18, 2025	Notary Public
THIS INSTRUMENT PREPARED BY: Marneris Law, P.C. 10661 South Roberts Road, Suite 107 Palos Hills, IL 60465	SOM CO
MAIL TO: Joel Rapaport 216 F. Street #121	SEND SUBSEQUENT TAX BILLS TO:
Davis CA 95616	

EXHIBIT A LEGAL DESCRIPTION

LOT 30 IN ALMON BROOK'S RESUBDIVISION OF LOTS 25 TO 48 INCLUSIVE IN BLOCK 1 AND LOTS 20 TO 37 AND THE WEST 1/2 OF LOT 19 IN BLOCK 2 IN BROOKS AND LUND'S SUBDIVISION OF THE EAST 10 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-25-311-009-0000

SS: 2625 1.

OF COOK COUNTY CLORES OFFICE Property Address: 2625 N. Whipple St., Chicago, IL 60647

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UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

01-Apr-2024





600.00 COUNTY: 1,200.00 ILLINOIS: TOTAL: 1,800.00

13-25-311-009-0000

20240401667346 | 1-084-077-616

REAL ESTATE TRANSFER TAX		01-Apr-2024
	CHICAGO:	9,000.00
	CTA:	3,600.00
	TOTAL:	12,600.00 *

ny applica.

Cook Collings Cleart's Office 13-25-311-009 0200 | 20240401667346 | 1-196-766-768

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