

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2409524237 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/4/2024 11:43 AM Pg: 1 of 3

Doc ID 20240301650385
ST/Co Stamp 1-238-414-896 ST Tax \$163.00 CO Tax \$81.50

Fidelity National Title
OC24003066

Above Space for Recorder's Use Only

THE GRANTOR(S) Michael P. Tragnitz, a married person of the City of Markham, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Joann E Lebron as a single person of 5520 S Pulaski, 1st floor, Chicago, Illinois, 60428 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (*See page 2 for legal description attached here to and made part hereof* .), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 28-23-218-031-0000

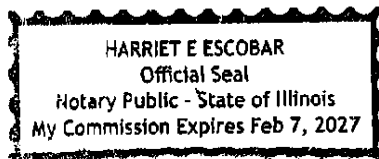
Address(es) of Real Estate: 16151 S. ^{Sumit} ~~St~~ Louis Markham Illinois 60426
NOT A HOMESTEAD PROPERTY

The date of this deed of conveyance is dated this 27th day of March, 2024.

Michael P. Tragnitz
Michael P. Tragnitz

State of IL, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael P. Tragnitz personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 official seal dated this 27th day of March, 2024.



[Signature]
Notary Public

28-23-218-031-0000



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 04-04-2024
\$ 100.00

0961

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LEGAL DESCRIPTION

For the premises commonly known as: 16151 S. St Louis
Markham, Illinois 60426

Legal Description:

LOT 15, 16 AND THE SOUTH 20 FEET OF LOT 17 IN BLOCK 22 IN H.W. ELMORE'S KEDZIE AVENUE RIDGE, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE INDIAN BOUNDARY LINE; SITUATE IN THE COUNTY OF COOK IN THE STATE OF ILLINOIS.

Property of Cook County Clerk's Office

<p>This instrument was prepared by: Elizabeth Mann 15127 S. 73rd Ave, Suite F Orland Park, IL 60462</p>	<p>Send subsequent tax bills to: Joann E Lebron 16151 Saint Louis Ave Markham, IL 60428</p>	<p>Mail recorded document to: Shawn Bolger Ltd. 9760 Franklin Ave. PO Box 1208 Franklin park, IL 60131</p>
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REAL ESTATE TRANSFER TAX

02-Apr-2024



COUNTY:	81.50
ILLINOIS:	163.00
TOTAL:	244.50

28-23-218-031-0000

| 20240301650385 | 1-238-414-896

Property of Cook County Clerk's Office