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WARRANTY DEED Illinois Statutory

Doc#: 2409924249 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 4/8/2024 11:38 AM Pg: 1 of 4

Dec ID 20240401672016

ST/Co Stamp 0-705-744-432 ST Tax \$647.00 CO Tax \$323.50

City Stamp 0-168-873-520 City Tax \$6,793.50

THE GRANTOR(S) Luis A. Rios and Olga L. Rios, married to each other,
of 2709 West Melrose Street Chicago, IL 60618, for and in consideration of ten dollars (\$10.00), and
other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Evelyn Lauer, ^{an} ~~an unmarried man~~ ^{unmarried woman},
and Timothy Sacks, ~~an unmarried man~~, of 1910 W Wellington, Chicago, IL 60657, all
interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

AS Joint Tenants

THE WEST 15 FEET OF LOT 92 AND THE EAST 15 FEET OF LOT 93 IN BELMONT AND ELSTON
AVENUE ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTH HALF OF SECTION
24, TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, Building lines and easements;
General real estate taxes for the year 2023 ^{2nd Install} and subsequent years

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

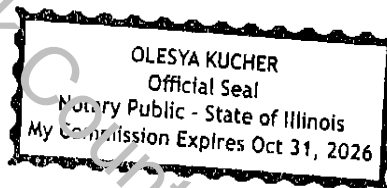
Permanent Real Estate Index Number(s): 13-24-406-019-0000

Address(es) of Real Estate: 2709 West Melrose Street, Chicago, IL 60618

Fidelity National Title CH24004666

UNOFFICIAL COPYDated this 19th day of March, 2024.By Luis A. Rios
Luis A. RiosOlga L. Rios
Olga L. RiosSTATE of IL, COUNTY of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Luis A. Rios and Olga L. Rios personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal this 19 Day of March 2024.Olesya Kucher
Notary Public

Prepared by:
Elizabeth Talley
Mazek Law Group LLC
3805 N. Lincoln Avenue
Chicago, IL 60613

Mail to: _____
 ↓

 AND
 ↓

Name and Address of Taxpayer:
Evelyn Lauer and Timothy Sacks
2709 West Melrose Street
Chicago, IL 60618

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EXHIBIT A

Order No.: CH24004666



For APN/Parcel ID(s): 13-24-406-019-0000


For Tax Map ID(s): 13-24-406-019-0000

THE WEST 15 FEET OF LOT 92 AND THE EAST 15 FEET OF LOT 93 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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REAL ESTATE TRANSFER TAX		08-Apr-2024	
		COUNTY:	323.50
		ILLINOIS:	647.00
		TOTAL:	970.50
13-24-406-019-0000		20240401672016	0-705-744-432

REAL ESTATE TRANSFER TAX		08-Apr-2024	
	CHICAGO:	4,852.50	
	CTA:	1,941.00	
	TOTAL:	6,793.50 *	

13-24-406-019-0000 | 20240401672016 | 0-168-873-520

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

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