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\*2410330044\*

Doc# 2410330044 Fee \$68.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/12/2024 10:03 AM

PAGE: 1 OF 5

PREPARED BY: 774659 1/2  
The Law Offices of Paul A. Youkhana  
4819 Main St., Ste D  
Skokie, Illinois 60077

MAIL TAX BILL TO:

Tiera Larsen  
4159 N. Maplewood Ave  
Chicago, IL 60618

MAIL RECORDED DEED TO:

Tiera Larsen  
4159 N. Maplewood Ave  
Chicago, IL 60618

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602

GENERAL WARRANTY DEED  
Statutory (Illinois)

THE GRANTOR(S), Carrie Beth Brewster-Fratt and Norbert O. Fratt III, wife and husband, of the city of Chicago, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANTS to Tiera Larsen and Michael De Waal, wife and husband, of Chicago, Illinois, as tenants by the entirety all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit: A

LEGAL DESCRIPTION:

~~LOT 48 (EXCEPT THE EAST 45 FEET 2 INCHES THEREOF) AND THE NORTH 12 FEET OF LOT 47 (EXCEPT THE EAST 45 FEET 2 INCHES THEREOF) IN BLOCK 1 IN PAUL O. STENSLAND'S SECOND SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. See attached~~ A

PERMANENT INDEX NUMBER(S): 13-13-412-041-0000

PROPERTY ADDRESS: 4159 N. Maplewood Ave. Chicago, Illinois 60618

SUBJECT only to the following, if any so long as they do not interfere with the current use of the real estate, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; ~~all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws~~, if any, building lines and easements, if any; and general real estate taxes not yet due and payable at the time of Closing. A

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, for the Grantees' use, benefit and own behalf forever.

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

In WITNESS, WHEREOF the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

S Y  
P 5  
S I  
SC Y  
INT 200

## UNOFFICIAL COPY

Dated this 1st day of April, 2024

Carrie Beth Brewster-Fratt

Carrie Beth Brewster-Fratt and

Norbert O. Fratt III

Norbert O. Fratt III

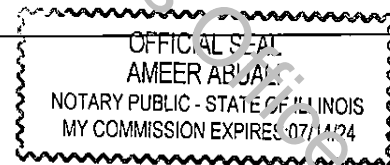
STATE OF IL  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Carrie Beth Brewster-Fratt and Norbert O. Fratt III** 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 notarial seal, this 1st day of April, 2024

Ameer Arsal  
Notary Public

My Commission expires: \_\_\_\_\_



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## REAL ESTATE TRANSFER TAX

09-Apr-2024

**CHICAGO:**

4,950.00

**CTA:**

1,980.00

**TOTAL:**

6,930.00 \*

13-13-412-041-0000 | 20240401673545 | 2-015-538-736

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

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## REAL ESTATE TRANSFER TAX

09-Apr-2024



<b>COUNTY:</b>	330.00
<b>ILLINOIS:</b>	660.00
<b>TOTAL:</b>	990.00

13-13-412-041-0000

| 20240401673545 |

| 1-929-162-288

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## LEGAL DESCRIPTION

LOT 48 (EXCEPT THE EAST 45 FEET 2 INCHES THEREOF) AND THE NORTH 12 FEET OF LOT 47 (EXCEPT THE EAST 45 FEET 2 INCHES THEREOF) IN BLOCK 1 IN PAUL O. STENSLAND'S SECOND SUBDIVISION IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-13-412 041-0000 ↻

Property of Cook County Clerk's Office