

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 2410624072 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/15/2024 9:42 AM Pg: 1 of 2

Dec ID 20240401675441
ST/Co Stamp 0-402-611-760 ST Tax \$575.00 CO Tax \$287.50
City Stamp 1-841-159-728 City Tax \$6,037.50

Preparer File: AF1041640

THE GRANTOR William Geiger, a married man of the City of Denver, County of Denver, State of Colorado for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Benjamin Nussbaum and Emma Nussbaum, husband and wife, of Chicago, Illinois, NOT AS JOINT TENANTS OR AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: general real estate taxes not due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number: 16-01-425-051-1001

Address of Real Estate: 832 North Washtenaw Avenue, Unit 1
Chicago, Illinois 60622

Mail to:
Benjamin Nussbaum and Emma Nussbaum
832 North Washtenaw Avenue, Unit 1
Chicago, Illinois 60622

Name and Address of Taxpayer:
Benjamin Nussbaum and Emma Nussbaum
832 North Washtenaw Avenue, Unit 1
Chicago, Illinois 60622

FIRST AMERICAN TITLE
FILE # AF1041640

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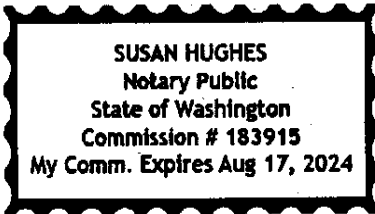
Dated this 9 day of April, 2024

William Geiger
William Geiger

STATE OF Washington COUNTY OF Pierce SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William Geiger, personally known to me to be the same person whose name is 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 9 day of April, 2024.



Susan Hughes
Notary Public

Prepared by:
Shameen Thakrar, esq
Thakrar & Associates, PC
1001 Green Bay Road, Suite 234
Winnetka, IL 60093

Completed via Remote Online Notarization using 2 way Audio/Video technology.