

UNOFFICIAL COPY

Doc#: 2411523036 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/24/2024 11:56 AM Pg: 1 of 3

Dec ID 20240401685774
ST/Co Stamp 0-966-406-448 ST Tax \$655.00 CO Tax \$327.50
City Stamp 2-008-035-632 City Tax \$6,877.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR

Christine E. Awender
1442 Lacroix Drive
Freeport, IL 61032

(The Above Space for Recorder's Use Only)

THE GRANTOR Christine E. Awender, a single woman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Alexander Rose, a single man, and Lisa Nguyen, a single woman, and as joint tenants, of Chicago, IL 60657, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 14-30-202-022-0000

Property Address: 1801 West Belmont Avenue, Chicago, IL 60657

SUBJECT TO: Terms, provisions, covenants, and conditions of the Declaration of Townhome Association and all amendments; public and utility easements including any easements established by or implied from the Declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Townhome Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration; and general real estate taxes not due and payable at the time of Closing.

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

Dated this 3rd day of April, 2024.



Christine E. Awender

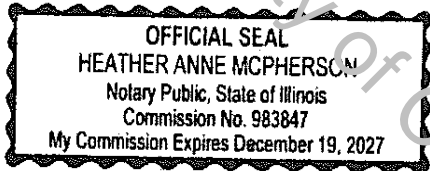
C.E.I./W
246NW 952 02501K
108

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF *Stephenson*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christine E. Awender, 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 in 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, this 3rd day of April, 2024.



Heather Anne McPherson
Notary Public

THIS INSTRUMENT PREPARED BY
Emerson Law Firm, LLC
715 Lake Street, Suite 420
Oak Park, IL 60301

MAIL TO:

Alexander Rosc
1801 West Belmont Avenue
Chicago, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Alexander Rosc
1801 West Belmont Avenue
Chicago, IL 60657

REAL ESTATE TRANSFER TAX

24-Apr-2024



COUNTY: 327.50
ILLINOIS: 655.00
TOTAL: 982.50

14-30-202-022-0000 | 20240401685774 | 0-966-406-448

REAL ESTATE TRANSFER TAX

24 Apr 2024



CHICAGO: 4,912.50
CTA: 1,965.00
TOTAL: 6,877.50 *

14-30-202-022-0000 | 20240401685774 | 2-008-035-632

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

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 1 TO 5, AND LOTS 237 AND 238, ALL TAKEN AS A TRACT, IN SAMUEL BROWN JR.'S BELMONT AVENUE SUBDIVISION IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS EAST, 89.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 30 MINUTES 30 SECONDS EAST, 31.17 FEET; THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS WEST, 51.36 FEET; THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS WEST, 30.98 FEET; THENCE NORTH 0 DEGREES 0 MINUTES 0 SECONDS WEST, 51.63 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS OVER AND ACROSS THAT PROPERTY DESCRIBED IN RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 5, 2004 AS DOCUMENT NUMBER 0433634103, AND IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR HONORE COURT TOWNHOME ASSOCIATION RECORDED APRIL 24, 2006 AS DOCUMENT NUMBER 0611410110.

Cook County Clerk's Office