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THIS DOCUMENT WAS PREPARED BY:

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Doc# 2411614350 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 4/25/2024 2:41 PM
PAGE: 1 OF 6

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 19th day of April, 2024 by and between **Carla A. Nuzzo, Trustee** under the terms and provisions of the **Carla A. Nuzzo Trust dated September 7, 2016**, of the City of Chicago, State of Illinois ("Grantor"), and **Brandon C. Houghton and Kayla L. Hayden as HUSBAND AND WIFE, AS TENANTS IN THE ENTIRETY** of the City of Chicago, State of Illinois (collectively, the "Grantees").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantees, the receipt of which is hereby acknowledged, does by these presents CONVEYS AND WARRANTS unto Grantees, 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

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any; and public and utility easements.

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

Permanent Real Estate Tax Number: 17-32-414-047-0000
Address of Real Estate: 3762 South Sangamon Street, Chicago, IL 60609

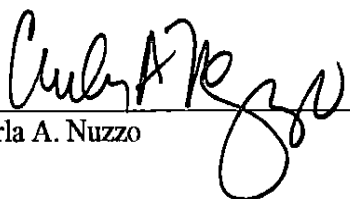
SIGNATURE PAGE FOLLOWS

S Y
P 6
S Y-1
SC Y
INT EX

Chicago Title 24650154007412 1 of 2 SM

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 16 day of April, 2024.



Carla A. Nuzzo

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State of ILLINOIS)
) ss
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carla A. Nuzzo, 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 this 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.

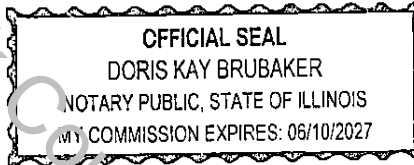
GIVEN under my hand and official seal, this 16 day of April, 2024.

Doris Kay Brubaker
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Brendan C. Houghton Kayla L. Hayden
3762 S. Sangamon St
Chicago, IL 60609



After Recording Return To:

Brendan C. Houghton Kayla L. Hayden
3762 S. Sangamon St
Chicago, IL 60609

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EXHIBIT A

Legal Description

LOT 18 IN LEXINGTON PLACE 2 RESUBDIVISION, BEING A RESUBDIVISION OF BLOCK 15 IN GAGE, LEMOYNE AND HUBBARD'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 20, 2015 AS DOCUMENT 1520117202, ALL IN COOK COUNTY, ILLINOIS.

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CHICAGO:	5,625.00
CTA:	2,250.00
TOTAL:	7,875.00 *

17-32-414-047-0000 | 20240401682334 | 0-995-954-992
Total does not include any applicable penalty or interest due.

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17-32-414-047-0000

20240401682334

1-451-331-888

COUNTY:	375.00
ILLINOIS:	750.00
TOTAL:	1,125.00

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