



2413518030

Doc# 2413518030 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/14/2024 10:10 AM
PAGE: 1 OF 3

**WARRANTY DEED
ILLINOIS STATUTORY**

BT 221WD9-01393(0)263
THE GRANTORS

Francis Convery and Sara Peak
Convery

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTORS Francis Convery, a single man, and Sara Peak Convery, a single woman, **
for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and
valuable considerations in hand paid, CONVEY AND WARRANT to the GRANTEE(S)
Nicholas Cirino* and Caitlin Carney, a single woman, of
1546 W. Watson St. #2, Chicago, IL, as Joint Tenants with Rights of Survivorship
the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


a single man
LOT 20 IN BLOCK 2 IN W.F. KAISER AND COMPANY'S IRVING PARK BOULEVARD
SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 20 ACRES (EXCEPT THE
SOUTH 47.3 FEET THEREOF) OF THAT PART LYING SOUTH OF THE INDIAN
BOUNDARY LINE OF FRACTIONAL EAST HALF OF THE FRACTIONAL NORTHEAST
QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 12-24-207-020-0000

Property Address: 3917 North Octavia Avenue, Chicago, IL 60634 **



SUBJECT TO: Covenants, conditions and restrictions of record and building lines and
easements, if any, provided they do not interfere with the current use and enjoyment of the Real
Estate; 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.

REAL ESTATE TRANSFER TAX	29-Apr-2024
	CHICAGO: 4,275.00
	CTA: 1,710.00
	TOTAL: 5,985.00 *

12-24-207-020-0000 | 20240401680372 | 2-085-472-560

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

REAL ESTATE TRANSFER TAX	13-May-2024
	COUNTY: 285.00
	ILLINOIS: 570.00
	TOTAL: 855.00

12-24-207-020-0000 | 20240401680372 | 0-814-119-216

SP3
S4-1
SC
INTJP

UNOFFICIAL COPY

Dated this 16th day of April, 2024

Francis Convery (Seal)
Francis Convery

Sara Peak Convery (Seal)
Sara Peak Convery

STATE OF Illinois)

COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Francis Convery 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 16th day of April, 2024.



Beth Chatman
Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sara Peak Convery 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 16 day of April, 2024.



Beth Chatman
Notary Public

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THIS INSTRUMENT PREPARED BY:

Jeffrey S. Marks
Busse & Busse, P.C.
3350 Salt Creek Lane, Suite 105
Arlington Heights, IL 60005

~~MAIL TO:~~

Richard A. Magnone
Reda, Ciprian, Magnone, LLC
8501 W. Higgins, Suite 440
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

Nicholas Cirino and Caitlin Carney
3917 N. Octavia Ave.
Chicago, IL 60634

After Recording Return to:

Burnet Title - Post Closing
One Parkview Plaza, Suite 750
Oakbrook Terrace, IL 60181

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