

# UNOFFICIAL COPY

**THIS DOCUMENT WAS  
PREPARED BY:**

Law Office of Joan Maloney  
1120 W. Belmont Ave.  
Chicago, Illinois 60657

**AFTER RECORDING, MAIL  
TO:**

Leonidas Stefanos  
1932 N. Sedgwick St.  
Chicago, IL 60614

Doc#: 2415718034 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/5/2024 11:50 AM Pg: 1 of 3

Dec ID 20240501613108

ST/Co Stamp 0-206-763-312 ST Tax \$2,550.00 CO Tax

\$1,275.00

City Stamp 0-253-431-088 City Tax \$26,775.00

This space is for **RECORDER'S USE ONLY**

ST 2261249GE  
1 of 2

## WARRANTY DEED


GEORGE WILSON AND JENNIFER WILSON, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, OF CHICAGO, IL (Grantor), and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to LEONIDAS STEFANOS AND CALI STEFANOS, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY OF THE CITY OF CHICAGO ILLINOIS, (Grantee) all interests, rights and title of the Grantor in the following described real property ("Property") situated in the County of COOK, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; and (d) easements for public utilities; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



Address of Property: 1932 N. SEDGWICK ST. CHICAGO, IL 60614  
Permanent Index No: 14-33-307-033-0000

[EXECUTION PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX	05-Jun-2024
	
CHICAGO:	19,125.00
CTA:	7,650.00
TOTAL:	26,775.00 *

14-33-307-033-0000 | 20240501613108 | 0-253-431-088

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

REAL ESTATE TRANSFER TAX	05-Jun-202
 	
COUNTY:	1,275.0
ILLINOIS:	2,550.0
TOTAL:	3,825.0

14-33-307-033-0000 | 20240501613108 | 0-206-763-312

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed this 19 day of May, 2024.

*George B. Wilson*  
GEORGE B. WILSON

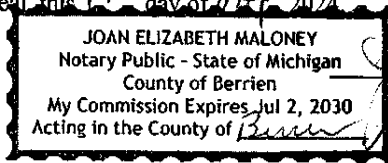
*Jennifer Wilson*  
JENNIFER WILSON

	<p><b>Send Subsequent Tax Bills To:</b></p> <p>LEONIDAS AND CALI STEFANOS</p> <p>1932 N. SEDGWICK ST.</p> <p>CHICAGO, IL 60614</p>
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State of ~~ILLINOIS~~ MI SS.  
County of ~~COOK~~ Berrien SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GEORGE WILSON AND JENNIFER WILSON are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her own free and voluntary act, for the use and purposes therein set forth.

Given under my hand and official seal this 19 day of May, 2024.



NOTARY PUBLIC

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## ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

### Exhibit A - Legal Description

Lot 12 in Doggett and Hills Subdivision of Block 40 in the Canal Trustees' Subdivision of parts of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notices; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.*

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008UN - ALTA Commitment For Title Insurance (8/1/16)

