

# UNOFFICIAL COPY



Doc# 2415822098 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/6/2024 2:36 PM

PAGE: 1 OF 3

## Warranty Deed

Chicago Title

24GNW247036SK <sup>192</sup> <sub>AV</sub>

THE GRANTORS, DONALD K. ANDERSEN, JR. and LAUREN, A. ANDERSEN, husband and wife, of the City of Littleton, County of Jefferson, State of Colorado, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY AND WARRANT to FRANCINA PERALTA-MACHADO and GRETEL RUIZ JORGE as TENANTS IN COMMON, of

, Cook County, Illinois, the following described Real Estate situated in the County of Cook and the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 13-26-319-015-0000

Address of Real Estate: 2523 N. Hamlin<sup>ME</sup>, Chicago, Illinois 60647

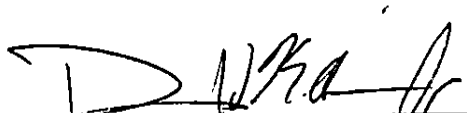
**SUBJECT TO:** Covenants, Conditions and restrictions of record, public and utility easements and roads and highways; and general real estate taxes for the year 2023 and subsequent years.

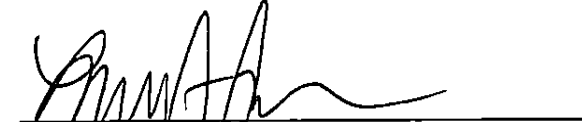
Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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P 3  
S Y-1  
SC      
INT 24

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In Witness Whereof, said Grantors have caused their names to be signed to these presents on this 3<sup>rd</sup> day of June, 2024.


  
DONALD K. ANDERSEN/JR.

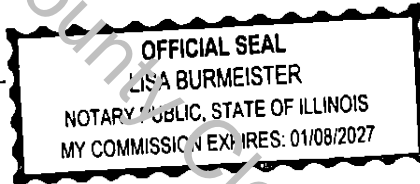
  
LAUREN A. ANDERSEN

STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONALD K. ANDERSEN, JR. and LAUREN A. ANDERSEN, 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 they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 3<sup>rd</sup> day of June, 2024.

  
Notary Public



AFTER RECORDING, RETURN TO:

Felicia DiGiovanni  
7610 W. North Ave  
Elmwood Park IL 60707

*Francina Petalita Machado*  
Send subsequent tax bills to:  
1901 S. Calumet Ave  
Unit 904  
Chicago IL 60616

This Deed was prepared by: Winand & Loudenslagel Law Group LLC, 800 Waukegan Road, Suite 201, Glenview, Illinois 60025 (847.724.5151)

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CHICAGO TITLE  
COMPANY

## LEGAL DESCRIPTION



Order No.: 24GNW847636SK

For APN/Parcel ID(s): 13-26-319-015-0000

LOT 2 IN BERTHA LINDERS SUBDIVISION OF LOTS 64, 65, 66, 67 AND 68 IN DOSES SUBDIVISION OF BLOCK 13 (EXCEPT THE NORTH 44 FEET THEREOF) IN KIMBELLS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 EXCEPT THE 25 ACRES IN THE NORTH CORNER THEREOF) OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		04-Jun-2024
	CHICAGO:	3,997.50
	CTA:	1,599.00
	<b>TOTAL:</b>	<b>5,596.50 *</b>

13-26-319-015-0000 | 20240601619052 | 0-295-400-752  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		04-Jun-2024
	COUNTY:	266.50
	ILLINOIS:	533.00
	<b>TOTAL:</b>	<b>799.50</b>

13-26-319-015-0000 | 20240601619052 | 1-666-774-320

COOK COUNTY Clerk's Office