

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 2417020357 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/18/2024 2:49 PM Pg: 1 of 2

Dec ID 20240601630209
ST/Co Stamp 1-275-362-608 ST Tax \$1,400.00 CO Tax \$700.00
City Stamp 0-601-840-944 City Tax \$14,700.00

FIRST AMERICAN TITLE
FILE # AF1043525 1/2

FirstAm #AF1043525

THE GRANTORS, OSVALDO PEREZ AND NATASA PEREZ F/K/A NATASA PANAGIOTOPOULOS, Husband and Wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to CARLETON NOLAN AND LINDA NOLAN, Husband and Wife as ~~Joint Tenants~~ *AS TENANTS BY THE ENTIRETY*, of 650 N. Morgan, Chicago, Illinois 60642, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 42 IN MELVILLE'S SUBDIVISION OF BLOCK 22 IN THE CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and confirmed; and general real estate taxes not yet 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.

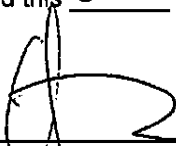
Permanent Real Estate Index Number: 17-07-120-040-0000

Address of Real Estate: 2116 W. RACE AVENUE, CHICAGO, ILLINOIS 60612

SIGNATURE PAGE TO FOLLOW.

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Dated this 5th day of June, 2024.



OSVALDO PEREZ

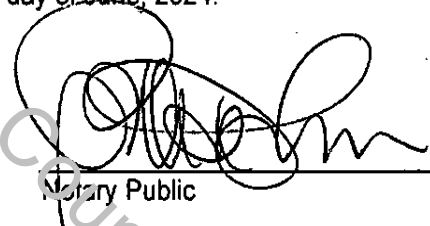


NATASA PEREZ

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY **OSVALDO PEREZ AND NATASA PEREZ**, 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, sealed and delivered the 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 5th day of June, 2024.


Notary Public

Prepared by:

Rock Fusco & Connelly, LLC
Nicholas Theofilos
333 W. Wacker Drive, Ste. 1900
Chicago, Illinois 60606

Mail to:

Cervantes Chatt & Prince P.C.
Marc Cervantes
100 N. LaSalle Street, Suite 2207
Chicago, Illinois 60602

REAL ESTATE TRANSFER TAX

17-Jun-2024



CHICAGO:	10,500.00
CTA:	4,200.00
TOTAL:	14,700.00 *

17-07-120-040-0000 | 20240601630209 | 0-601-840-944

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

Name and Address of Taxpayer:

Carleton and Linda Nolan
2116 W. Race Avenue
Chicago, Illinois 60612