



Doc# 2417330269 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/21/2024 2:50 PM
PAGE: 1 OF 5

Warranty Deed

ILLINOIS

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

775168 1/2

Above Space for Recorder's Use Only

THE GRANTOR(s) Daniel Stachler and Lara Stachler, a married couple, of 3805 N Kimball Ave., Chicago, IL, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Michael Spychalski, of 1653 Talman, Chicago, IL 60647, the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 13-23-213-020 -- 0000 Address(es) of Real Estate: 3805 N Kimball Ave., Chicago, IL 60618

The date of this deed of conveyance is May 24, 2024.

[Signature]
Daniel Stachler

[Signature]
Lara Stachler

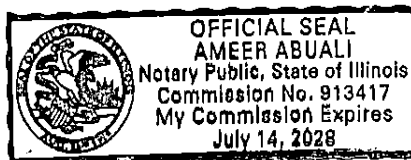
SSP
SSP
SSC
INT

State of IL, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Stachler and Lara Stachler, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here) 7/14/28
(My Commission Expires)

Given under my hand and official seal this 24th day of May, 2024.

[Signature]
Notary Public



UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: **3805 N Kimball Ave., Chicago, IL 60618**

See Legal Attached.

Property of Cook County Clerk's Office

<p>This instrument was prepared by:</p> <p>Nathan J Toma Angileri, Toma & Associates 1450 Plainfield Rd. Ste. 1 Darien, IL 60561</p>	<p>Send subsequent tax bills to:</p> <p>Michael Spychalski 3805 N Kimball Ave. Chicago, IL 60618</p>	<p>Recorder-mail recorded document to:</p> <p>Michael Spychalski 3805 N Kimball Ave. Chicago, IL 60618</p>
--	--	--

UNOFFICIAL COPY

775168

LEGAL DESCRIPTION

LOT 22 AND LOT 23 (EXCEPT THE SOUTH 13 FEET), IN BLOCK 7, IN RACE'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, IN SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13.23.213.020.0000[Ⓒ]

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

20-Jun-2024



CHICAGO:

4,121.25

CTA:

1,648.50

TOTAL:

5,769.75 *

13-23-213-020-0000 | 20240501615300 | 1-584-889-136

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

20-Jun-2024



COUNTY:	274.75
ILLINOIS:	549.50
TOTAL:	824.25

13-23-213-020-0000

| 20240501615300 |

| 0-134-806-832