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2417630020

Doc# 2417630020 Fee \$88.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/24/2024 10:13 AM

PAGE: 1 OF 3

WARRANTY DEED

RETURN TO:

ERWIN LAW LLC

4043 N. RAVENSWOOD #208

CHICAGO, IL 60613

SEND TAX BILLS TO:

Charley Salk
2013 W. Moffat Street
Chicago, IL 60647

THE GRANTOR(S), **Samuel Doyle**, single and never married, of **Denver**, County of **Denver**, State of Colorado for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to

Charley Salk, *an unmarried man*

Strike Inapplicable:

- ~~a) As Tenants in Common~~
- ~~b) Not in Tenancy in Common, but in Joint Tenancy~~
- ~~c) Not as Joint Tenants, or Tenants in Common but as Tenants by the Entirety, as husband and wife.~~
- d) As an Individual

The following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: SEE ATTACHED

PERMANENT INDEX NUMBER: 14-31-317-023-0000

PROPERTY ADDRESS: 2013 West Moffat Street, Chicago, Illinois 60647


hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Signature and Notary Page Attached

S ✓
P ✓
S ✓
SC ✓
H ✓

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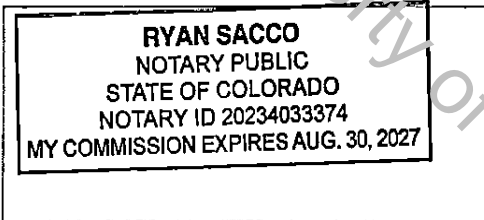
Dated this 13 day of June, 2024.



Samuel Doyle (SEAL)


STATE OF Colorado } ss.
County of Denver }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Samuel Doyle**, personally known to me to be the same person(s) whose name 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 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.



Given under my hand and notarial seal, this 13 day of June, 2024.

NOTARY SEAL



NOTARY PUBLIC

My commission expires on Aug 30, 2027

NAME and ADDRESS OF PREPARER:

Jason M. Chmielewski
JMC Law Group
111 W. Washington Street, Suite 1500
Chicago, Illinois 60602
(312) 332-5020

EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 31-45,
PROPERTY TAX CODE _____
DATE: _____

Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		18-Jun-2024
COUNTY:	600.00	
ILLINOIS:	1,200.00	
TOTAL:	1,800.00	

14-31-317-023-0000 | 20240601629610 | 0-187-858-224

REAL ESTATE TRANSFER TAX		20-Jun-2024
CHICAGO:	9,000.00	
CTA:	3,600.00	
TOTAL:	12,600.00 *	

14-31-317-023-0000 | 20240601629610 | 0-624-622-896
* Total does not include any applicable penalty or interest due.

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 24GSC321493OP

For APN/Parcel ID(s): 14-31-317-023-0000

THE EAST 25 FEET OF LOT 24 IN BLOCK 18 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office