

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 2418502472 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/3/2024 4:13 PM Pg: 1 of 6

Dec ID 20240701645426

ST/Co Stamp 1-255-609-136 ST Tax \$508.00 CO Tax \$254.00

City Stamp 1-031-181-104 City Tax \$5,334.00

Above Space for Recorder's Use Only

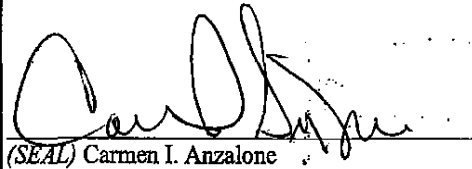
THE GRANTOR(s), Carmen I. Anzalone and Ross T. Anzalone, each married to the other, each of the City of Chicago, County of Cook, State of Illinois, for an in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Erica R. Holmes-Ware and Justin AK Ware, wife and husband, of 10921 S Hoyne Ave., Illinois, as Tenants by the Entirety, the following described Real Estate situated in the City of Chicago, County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof .)*, 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 2024 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 25-18-308-027-0000

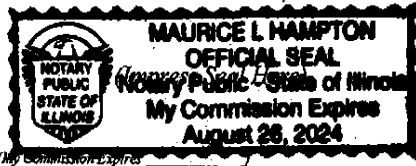
Address of Real Estate:

10921 S. Hoyne, Chicago, IL 60643

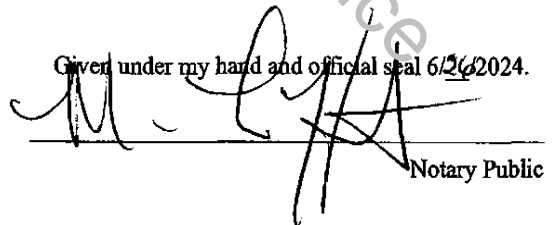

(SEAL) Carmen I. Anzalone

The date of this deed of conveyance is 6/26/2024.

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carmen I. Anzalone, 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.



Given under my hand and official seal 6/26/2024.

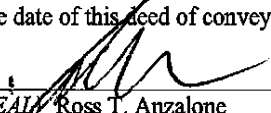

Notary Public

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FIDELITY NATIONAL TITLE
CH24004961

UNOFFICIAL COPY

The date of this deed of conveyance is 6/26/2024.

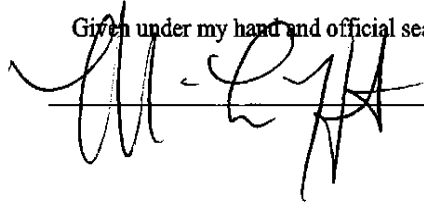


(SEAL) Ross T. Anzalone

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ross T. Anzalone, 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.



Given under my hand and official seal 6/26/2024.



Notary Public

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

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LEGAL DESCRIPTION

For the premises commonly known as: 10921 S. Hoyne, Chicago, IL 60643

Legal Description:

THAT PART OF LOT 2 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT, THENCE EAST 175 FEET MORE OR LESS ALONG THE NORTH LINE OF SAID LOT TO A POINT 85 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ON A LINE 85 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 2, 50 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE 127 FEET 9 INCHES TO A POINT IN THE SOUTHWESTERLY LINE OF SAID LOT 2, WHICH IS 150 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 2 MEASURED ON THE SOUTHWESTERLY LINE THEREOF, THENCE NORTHWESTERLY ON A CURVED LINE BEING THE SOUTHWESTERLY LINE OF LOT 2, DISTANCE OF 150 FEET TO THE PLACE OF BEGINNING ALL IN BLOCK 'O' IN THE RESUBDIVISION BY THE BLUE ISLAND LAND BUILDING COMPANY OF CERTAIN LOTS AND BLOCKS IN MORGAN PARK WASHINGTON HEIGHTS, IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by
 Stephen Witt
 Witt & Associates
 110 N. Wacker Dr., Suite 2500
 Chicago, IL 60606
 312-236-9313

Send subsequent tax bills to:

Justin Ware
 10921 S. Hoyne Ave
 Chicago, IL 60643

Recorder-mail recorded document to:

PAUL J MAGANNA
 1011 HAKE # 216
 ORK PARK IL
 60301

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AFFIDAVIT METES AND BOUNDS

STATE OF IL

Escrow No.: CH24004961

COUNTY OF COOK

Ross T. Anzalone and Carmen I. Anzalone, being duly sworn on oath states that he/she resides at 10921 S Hoyne Ave, Chicago, IL 60643. That the attached deed is not in violation of section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of five (5) or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five (5) acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of add single lot having been made by a registered land surveyor.
10. The conveyance of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

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AFFIDAVIT METES AND BOUNDS

(continued)

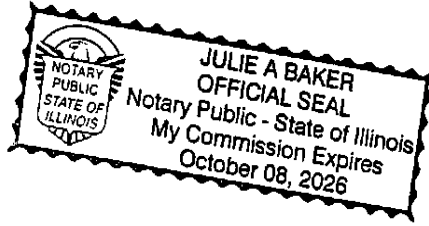
AFFIANT further state HE/SHE makes this affidavit for the purpose of inducing the Recorder of Cook County, State of Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

SELLER(S):

Ross T. Anzalone by
[Signature] his attorney in fact
Ross T. Anzalone

Carmen I. Anzalone by
[Signature] her attorney in fact
Carmen I. Anzalone



STATE OF IL

COUNTY OF Cook

Subscribed and sworn to before me this 6/28/24 of .

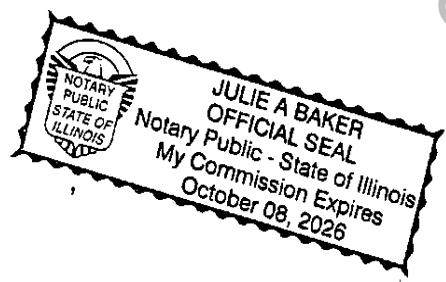
[Signature]
Notary Public

STATE OF IL

COUNTY OF Cook

Subscribed and sworn to before me this 6/28/24 of .

[Signature]
Notary Public



UNOFFICIAL COPY**REAL ESTATE TRANSFER TAX**

03-Jul-2024



CHICAGO:	3,810.00
CTA:	1,524.00
TOTAL:	5,334.00 *

25-18-308-027-0000 | 20240701645426 | 1-031-181-104

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

REAL ESTATE TRANSFER TAX

03-Jul-2024



COUNTY:	254.00
ILLINOIS:	508.00
TOTAL:	762.00

25-18-308-027-0000 | 20240701645426 | 1-255-609-136

Property of Cook County Clerk's Office