

UNOFFICIAL COPY

**WARRANTY DEED
INDIVIDUAL
Statutory (ILLINOIS)**

Doc#: 2419314494 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/11/2024 12:11 PM Pg: 1 of 3

Dec ID 20240701646442
ST/Co Stamp 1-777-273-648 ST Tax \$440.00 CO Tax \$220.00
City Stamp 1-164-938-032 City Tax \$4,620.00

THE GRANTOR, **Sandra Kost**, a divorced woman, not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, does hereby CONVEY and WARRANT to **Jordan Fox and Sylvia Fox**, husband and wife, as tenants by the entirety, of City of Chicago, County of Cook, State of Illinois (the "Grantee"), the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED
HERETO FOR LEGAL DESCRIPTION.

Permanent Real Estate Index Number: 10-36-204-050-0000
Address of Real Estate: 2722 W. Estes Ave., Chicago, Illinois 60645

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the date of conveyance.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

FIRST AMERICAN TITLE

FILE # AF1044012 10/2

Mail To:
Jacob Herbach
~~7101 N. Cicero Ave. Suite 200~~
Lincolnwood IL 60712
7321 Ridgeway Ave.
Skokie, IL 60076

Send Subsequent Tax Bills To:
Jordan Fox and Sylvia Fox
2722 W. Estes Ave.
Chicago, Illinois 60645

This instrument was prepared by Eliyahu Morgenstern, Prero & Morgenstern., 6212 N. Lincoln Ave. Ste. 100, Chicago, IL 60659

[Signatures on Following Page]

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IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 3rd day of July, 2024.

Sandra Kost
Sandra Kost

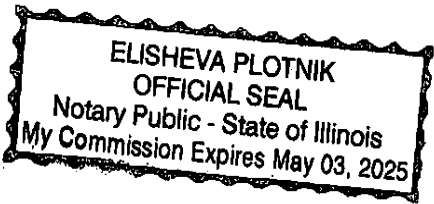
STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Sandra Kost personally appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3rd day of July, 2024.

Elisheva Plotnik
Notary Public

Commission expires May 3, 2025.



Property of Cook County Clerk's Office

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Exhibit "A"

Legal Description

Lot 31 and the West 6.50 feet of Lot 32 in Block 2 in ROGERS PARK MANOR, a Subdivision of part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Index Number: 10-36-204-050-0000

Commonly Known As: 2722 W. Estes Ave. Chicago , Illinois 60645

Property of Cook County Clerk's Office