

UNOFFICIAL COPY

WARRANTY DEED

Return To: KRISTEN A. DUFFY
130 N. Garland Court
Ste. 4702
Chicago, IL 60602

Doc#: 2420526115 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/23/2024 2:38 PM Pg: 1 of 4

Dec ID 20240701651474
ST/Co Stamp 1-210-383-152 ST Tax \$835.00 CO Tax \$417.50
City Stamp 1-881-471-792 City Tax \$8,767.50

Tax Bill To & Grantee's Address:

Aurelien Misteli
3431 W. Medill Avenue
Chicago, IL 60647

The Grantor, **Ross Martinez, married to Briana Eanes**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN -----and no DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT to

Aurélien Misteli, a single person

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL ATTACHED HERETO AND MADE A PART HEREOF.

Known As: 3431 W. Medill Avenue, Chicago, IL 60647

PIN: 13-35-205-002-0000

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; homeowners or condominium association declaration and bylaws, if any, and general real estate taxes not yet due and payable at the time of closing.

FIDELITY NATIONAL TITLE OC24009798

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

On this 19th day of July, 2024.


ROSS MARTINEZ


BRIANA EAMES

This Document Prepared by: Matthew J. Claes, Claes & Claes, Ltd., 2626 83rd Street, Darien, IL 60561

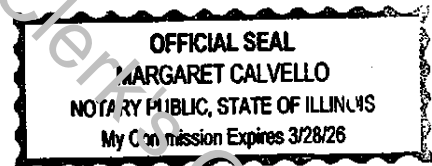
STATE OF ILLINOIS
COUNTY OF DAKE

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ross Martinez and Briana Eames, 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 notary seal, this 19th day of July, 2024.


Notary Public
My commission expires _____

(seal)



Office

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LEGAL DESCRIPTION RIDER

For the premises commonly known as: 3431 W. Medill Ave
Chicago Illinois 60647

Permanent Index Number(s): 13-35-205-002-0000

Legal Description:

THE EAST 1/2 OF LOT 22 AND ALL OF LOT 23 IN BLOCK 2 IN ALLPORT'S SUBDIVISION OF THE NORTH 3/8 OF THE EAST 1/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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REAL ESTATE TRANSFER TAX

22-Jul-2024



COUNTY:	417.50
ILLINOIS:	835.00
TOTAL:	1,252.50

13-35-205-002-0000

| 20240701651474 | 1-210-383-152

REAL ESTATE TRANSFER TAX

22-Jul-2024



CHICAGO:	6,262.50
CTA:	2,505.00
TOTAL:	8,767.50 *

13-35-205-002-0000 | 20240701651474 | 1-881-471-792

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

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