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Doc#. 2424924568 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 9/5/2024 3:47 PM Pg: 1 of 4

ILLINOIS STATUTORY
WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Dec ID 20240801690610 ŞT/Co Stamp 0-466-682-032 ST Tax \$280.00 CO Tax \$140.00 City Stamp 0-063-307-952 City Tax \$2,940.00

THE GRANTOR(S)

NICHOLAS SWIENTEK,
A SINGLE PERSON,
OF THE CITY OF CHICAGO,
COOK COUNTY. STATE OF ILLINOIS.
FOR AND IN CONSIDERATION OF TEN
DOLLARS AND OFFER GOOD AND
VALUABLE CONSIDERATION THE RECEIPT
AND SUFFICIENCY OF WHICH IS HEREBY
ACKNOWLEDGED, CONVEY(S) AND WARRANT(S) TO

BRANDON VILLA, An Unmarrical PERSON OF IN THE CITY OF CHICAGO, COUNTY OF COOK AND STATE OF ILLINOIS,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF COOK, TO-WIT:

LOT 2 IN BLOCK 12 IN ATWOODS ADDITION TO WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTH 100 ACRES OF THE SOUTHWEST 1/4 AND THE NORTH 50 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PROCEIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND FAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE,

PERMANENT TAX IDENTIFICATION NO: 24-23-403-020-0000

PROPERTY ADDRESS: 3403 W 115TH PL, CHICAGO IL 60655

FIDELITY NATIONAL TITLE JC24014035

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DATED THIS 27 TH DAY OF AUGUST 2024.
NICHOLAS SWIENTEK
STATE OF ILLINOIS) COUNTY OF WILL SS
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT NICHOLAS SWIENTLK, A SINGLE PERSON, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED, SEALED AND DELIVERED THIS SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH INCLUDING THE RELEASE AND WAIVER OF THE RIGHT TO HOMESTEAD.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 27 TH DAY OF AUGUST, 2024
NOTARY PUBLIC "OFFICIAL SEAL" KATIE KING NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 6/12/2027
AFFIX TRANSFER STAMPS ABOVE
THIS TRANSACTION IS EXEMPT FROM THE PROVISIONS OF THE REAL ESTATE TRANSFER TAX ACT UNDER PARAGRAPH, SECTION 4 OF SAID ACT.
DATE:
THIS INSTRUMENT WAS PREPARED BY: MICHAEL FREEMAN
P.O. BOX 1183, WHEELING, ILLINOIS 60090
RETURN TO: SEND SUBSEQUENT TAX BILLS TO
Brandon Villa Brandon Villa Brandon Villa 3403 W 115TH PL Chicago, TL, 160655 Chicago, TL, 160655

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REAL ESTATE TRANSFER TAX

30-Aug-2024





COUNTY: 140.00 ILLINOIS: 280.00 TOTAL: 420.00

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20240801690610

0-466-682-032

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DOO THE		
REAL ESTATE TRANSFER TAX		30-Aug-2024
	CHICAGO:	2,100.00
TO TO THE PARTY OF	CTA:	840.00
	TOTAL:	2,940.00 *

24-23-403-020-0000 | 20240801690610 | 0-063-307-952

Office

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