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13168350715

This instrument was prepared by:
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JMF Group, LLC
Two North LaSalle Street, Suite 1200
Chicago, Illinois 60602

Doc#: 1316835071 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/17/2013 02:32 PM Pg: 1 of 3

After recording, return to:
Justin Sebastian
2520 N. Ashland Ave.
Chicago, IL 60614

Send Subsequent Tax Bills to:
Justin Sebastian
2520 N. Ashland Ave.
Chicago, IL 60614

FIRST AMERICAN TITLE
ORDER # 2431872

WARRANTY DEED

THE GRANTOR, CARL N. VALENTIN and JULIE J. VALENTIN, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for the consideration of ten and 00/100 dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, JUSTIN SEBASTIAN and NICOLE KAFFEL, husband and wife, not as tenants in common, and not as joint tenants, but as TENANTS BY THE ENTIRETY, all right, title and interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines, if any; public and utility easements, if any; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and condominium declaration and bylaws, if any.

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

Permanent Real Estate Index Numbers: 14-30-408-038-0000

Address of Real Estate: 2520 North Ashland Avenue, Chicago, IL 60614

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S Y
P 3
S N
SC Y
INT 10

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Dated this 30 day of May, 2013.

Carl N. Valentin
CARL N. VALENTIN

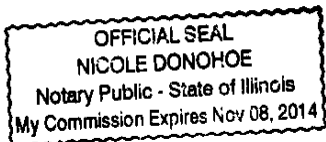
Julie J. Valentin
JULIE J. VALENTIN


STATE OF IL
COUNTY OF Cook



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CARL N. VALENTIN** and **JULIE J. VALENTIN**, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, produced their respective drivers licenses as identification and acknowledged that they both signed, sealed and delivered the said instrument as their respective free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of May 2013.

Nicole Donohoe
Notary Public
Commission Expires: 11-8-14



REAL ESTATE TRANSFER	06/03/2013
	CHICAGO: \$4,500.00
	CTA: \$1,800.00
	TOTAL: \$6,300.00
14-30-408-038-0000 20130501609391 U2Y46J	

REAL ESTATE TRANSFER	06/03/2013
 	COOK \$300.00
	ILLINOIS: \$600.00
	TOTAL: \$900.00
14-30-408-038-0000 20130501609391 SXJHD6	

COOK County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

LOT 33 (EXCEPT THAT PART OF SAID LOT LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 30 TAKEN FOR WIDENING ASHLAND AVENUE) IN BLOCK 4 IN FULLERTON'S 2ND ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2520 North Ashland Avenue, Chicago, Illinois 60614

Parcel Identification Numbers: 14-30-408-038-0000

Property of Cook County Clerk's Office