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GMT 130727

WARRANTY DEED



MAIL TO:

Law Offices of Michael Silbert
Suite 1400
55 W. Wacker Drive
Chicago, IL 60601

Doc#: 1319855023 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2013 10:20 AM Pg: 1 of 3

NAME & ADDRESS OF

TAXPAYER:

Suzanne Averill
347 Central Street
Wilmette, Illinois 60091

THE GRANTORS, **AVEDIS MAVILIAN AND ARINA MAVILIAN**, of 1671 N. Claremont, Unit 4, Chicago, Illinois 60647, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) AND WARRANT(S) to **SUZANNE AVERILL**, of 347 Central Avenue, Wilmette, Illinois 60091, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Husband and Wife.

See attached legal description

SUBJECT TO: (1) General real estate taxes payable during the year of closing and subsequent years. (2) Covenants, conditions and restrictions of record; 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.

Dated this 1st day of July, 2013.

AVEDIS K. MAVILIAN

ARINA MAVILIAN

*property address: 1671 N. Claremont Avenue
Unit 4
Chicago IL 60647*

Tax No - 14-31-327-070-1004

EAL ESTATE TRANSFER	07/02/2013
CHICAGO:	\$2,512.50
CTA:	\$1,005.00
TOTAL:	\$3,517.50

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EAL ESTATE TRANSFER	07/02/2013
COOK	\$167.50
ILLINOIS:	\$335.00
TOTAL:	\$502.50

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

ss

I, the undersigned, a Notary Public in the state aforesaid, DO HEREBY CERTIFY that Avedis Mavilian and Arina Mavilian, 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 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 if applicable.

Given under my hand and notarial seal, this 1st day of July, 2013.


 Notary Public



PREPARED BY:
 Rudy E. Minasian, Attorney at Law
 22 N. Morgan Street
 Suite 108
 Chicago, Illinois 60607
 (312) 291-1211

Property of Cook County Clerk's Office

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File Number: 13-0727

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1671-4 IN 1671 NORTH CLAREMONT CONDOMINIUMS AS DELIENATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 67 (EXCEPT THE WEST 4 1/2 FEET THEREOF) AND ALL OF LOT 68 IN ISHAM'S RESUBDIVISION OF BLOCKS 3, 4 AND 5 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0405632135 ON FEBRUARY 25, 2004, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-4, AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OR CONDOMINIUM AND ATTACHED SURVEY RECORDED AS DOCUMENT 0405632135, AS AMENDED FROM TIME TO TIME.

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