

of 2

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**THIS DOCUMENT WAS
PREPARED BY:**

Law Office of Joan Maloney
1140 N. Milwaukee
Chicago, Illinois 60642

**AFTER RECORDING, MAIL
TO:**

JEFF KOPIWODA
FVLD ROE
55 W. MONROE, SUITE 2300
CHICAGO, IL 60603

**NORTH AMERICAN
TITLE CO.**

15826-13-04665K



Doc#: 1320654021 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2013 02:21 PM Pg: 1 of 3

This space is for RECORDER'S USE ONLY

WARRANTY DEED

KAMYAR GHAZVINI married to ANN MARIE B. GHAZVINI of WHELLING ILLINOIS (Grantor), and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to JAMES AND LIRA GROTH, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY (Grantee), all interests, rights and title of the Grantor in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; and (d) easements for public utilities; 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: 14-31-103-016-0000

Address of Real Estate: 2329 W. MEDILL CHICAGO, IL 60647
Ave,


[NOT A HOMESTEAD PROPERTY]

[EXECUTION PAGE FOLLOWS]

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THIS IS NOT A HOMESTEAD PROPERTY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed this 27 day of June, 2013.



 KAMYAR GHAZVINI

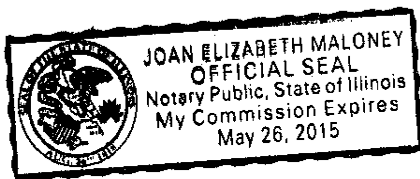
<p style="font-size: 2em; opacity: 0.3; transform: rotate(-30deg); position: absolute; top: 50%; left: 50%; pointer-events: none;">Property of Cook County Clerk's Office</p>	<p>Send Subsequent Tax Bills To:</p> <p><u>JAMES GROTH</u> (Name)</p> <p><u>2329 W. MEDILL</u> (Address)</p> <p><u>Chicago, IL 60647</u> (City, State, Zip)</p>
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State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KAMYAR GHAZVINI, is 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 said instrument as HIS own free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal, this 27 day of June, 2013.

Joan Elizabeth Maloney
 NOTARY PUBLIC



REAL ESTATE TRANSFER	07/15/2013
	
CHICAGO:	\$6,150.00
CTA:	\$2,460.00
TOTAL:	\$8,610.00

14-31-103-016-0000 | 20130601606871 | FQWSRE

REAL ESTATE TRANSFER	07/15/2013
 	
COOK	\$410.00
ILLINOIS:	\$820.00
TOTAL:	\$1,230.00

14-31-103-016-0000 | 20130601606871 | UZJ6J4

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Property Address: 2329 W. MEDILL AVE.
CHICAGO, IL 60647

Parcel I.D.: 14-31-103-016-0000

Exhibit A

LOT 17 IN BLOCK 3 IN HOLSTEIN, A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office