

# UNOFFICIAL COPY



14233450200

**Warranty Deed  
TENANCY BY THE  
ENTIRETY  
Statutory (ILLINOIS)  
(Individual to Individual)**

**Doc#:** 1423345020 **Fee:** \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/21/2014 09:29 AM Pg: 1 of 2

1402-54740  
103

Above Space for Recorder's Use Only

**THE GRANTOR, Ambrosia Homes of Illinois LLC, Series 17, a separate series of Ambrosia Homes of Illinois LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of (\$10.00) Ten DOLLARS, in hand paid, CONVEY and WARRANT to Brian James Pavona and Heather Zamara Pavona, of 1425 W. Elmdale #2A, Chicago, IL 60660, as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:**

**LOT 105 IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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** as husband and wife, not as Joint Tenants nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

**SUBJECT TO:** terms, limitations and conditions imposed by the Code and any applicable zoning, planned development and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; private, public and utility easements, agreements, conditions, covenants and restrictions of record, if any, that do not interfere with the use of the Property for residential purposes; liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser; ~~party wall rights and agreements, if any,~~ any unconfirmed special taxes or assessment for improvements not yet completed; purchasers mortgage; and rights of the public, and/or any governmental, and adjoining and contiguous owners to use and have maintained nay drainage ditches, feeders lateral and water retention basins located in or serving the Property and General taxes for 2014 and subsequent years.

**Permanent Index Number (PIN): 13-24-406-007-0000**

**Address of Real Estate: 2741 W. MELROSE STREET, CHICAGO, IL 60618**

**PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302**

# UNOFFICIAL COPY

**BY: Ambrosia Homes Incorporated,  
an Illinois Corporation, Manager of  
Ambrosia Homes of Illinois LLC,  
Series 17 (the Grantor)**

**BY:   
Timothy Pomaville, President**

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 Timothy Pomaville personally known to me to be the president of Ambrosia Homes Incorporated, which is the manager of Ambrosia Homes of Illinois LLC, Series 17, a separate series of Ambrosia Homes of Illinois LLC, an Illinois Limited Liability Company, is 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 the said instrument as his 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 official seal, this 18<sup>th</sup> day of August, 2014.

Commission expires April 7, 2015

  
NOTARY PUBLIC

This instrument was prepared by:  
Daniel S. Hill of Stotis & Baird Chartered  
200 W. Jackson, Suite 1050  
Chicago, IL 60606



\*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

## MAIL TO:

Stephen Vargo  
77 W. Washington St. #1620  
Chicago, IL 60602

## SEND SUBSEQUENT TAX BILLS TO:

Brian & Heather Pavona  
2741 W. Melrose St.  
Chicago, IL 60618

## OR

Recorder's Office Box No. \_\_\_\_\_

REAL ESTATE TRANSFER TAX		21-Aug-2014
CHICAGO:		4,402.50
CTA:		1,761.00
TOTAL:		6,163.50
13-24-406-007-0000   20140801620429   1-537-144-960		

REAL ESTATE TRANSFER TAX		21-Aug-2014
COUNTY:		293.50
ILLINOIS:		587.00
TOTAL:		880.50
13-24-406-007-0000   20140801620429   0-341-768-320		