

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc#: 1507035031 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/11/2015 09:47 AM Pg: 1 of 3

FIRST AMERICAN TITLE  
ORDER # 2015408

THE GRANTOR(S) Ziya Koray Kusculuoglu n/k/a Koray Kuscu and Ayse Burcu Kusculuoglu n/k/a Ayes Burcu Kuscu, husband and wife of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Theron Brian Bowns and Tanja Proehl, both unmarried as joint tenants, of the City of Chicago, the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: Covenants; conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by laws, if any, and general real estate taxes not yet due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 17-17-325-046-0000

Address(es) of Real Estate: 1400 W. Fillmore St.  
Chicago, IL. 60614 60607

Dated this 2nd day of March, 2015

Ziya Koray Kusculuoglu n/k/a Koray Kuscu  
Ayse Burcu Kusculuoglu n/k/a Ayes Burcu Kuscu

S Y  
P 3  
S N  
SQ N  
INT N

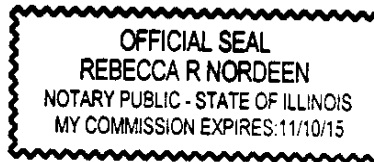
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STATE OF ILLINOIS, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ziya Koray Kusculuoglu n/k/a Koray Kuscu and Ayse Burcu Kusculuoglu n/k/a Ayes Burcu Kuscu personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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.

Given under my hand and official seal this 2nd day of March, 20 15.

Rebecca R Nordeen  
Notary Public



Prepared by:  
Law Office of Judy DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

Mall to:  
Shane Mowery  
Attorney at Law  
3853 W. Irving Park Road  
Chicago, IL 60618

Name and Address of Taxpayer:  
Theron Brian Bowers  
Tanja Proehl  
1400 W. Fillmore St.,  
Chicago, IL. 60614  
6007

| REAL ESTATE TRANSFER TAX                           |  | 06-Mar-2015 |
|--|--|-------------|
| CHICAGO:   |  | 3,225.00    |
| CTA:   |  | 1,290.00    |
| TOTAL:   |  | 4,515.00    |
| 17-17-325-046-0000   2015021664611   0-015-581-568 |  |             |

| REAL ESTATE TRANSFER TAX                            |  | 06-Mar-2015 |
|---|--|-------------|
| COUNTY:   |  | 215.00      |
| ILLINOIS:   |  | 430.00      |
| TOTAL:  |  | 645.00      |
| 17-17-325-046-0000   20150201664611   0-830-742-912 |  |             |

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## SCHEDULE A

### PARCEL 1:

THE SOUTH 52.32 FEET OF THE EAST 20 FEET OF LOTS 35, 36, 37, 38, 39 AND 40 IN THOMAS STINSON'S SUBDIVISION OF BLOCK 48 OF CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

AN EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THAT DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS DATED JUNE 15, 2000 AND RECORDED JUNE 23, 2000 AS DOCUMENT 00467450.

Property of Cook County Clerk's Office