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WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1508519090 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/26/2015 11:26 AM Pg: 1 of 3

14-1645 1/2

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

THE GRANTOR 3046 N. Kedzie, LLC for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Jay Ramirez of 909 W. Washington, Unit 908, Chicago, IL 60607, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-26-213-024-0000

Property Address: 3046 N. Kedzie Ave., Chicago, IL 60618

SUBJECT TO: General real estate taxes not due and payable at the time of closing; covenants; conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

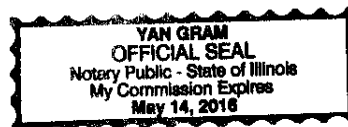
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 2nd day of March, 2015.

3046 N. Kedzie, LLC

By: [Signature] (Seal)
Ilya Kunin, Manager

[Signature] (Seal)



CCRD REVIEWER [Signature]

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STATE OF ILLINOIS)
) SS,
 COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ilyna Kunin 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 it signed, sealed and delivered in the instrument as its 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 notarial seal, this 2nd day of March, 2015.



Notary Public




THIS INSTRUMENT PREPARED BY
 Law Office of Judy L. DeAngelis
 767 Walton Lane
 Grayslake, IL 60030



MAIL TO:

Law Office of Frank M. Howard
 700 Busse Highway
 Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

Jay Ramirez
 3046 N. Kedzie Ave.
 Chicago, IL 60618

REAL ESTATE TRANSFER TAX		25-Mar-2015
	CHICAGO:	3,660.00
	CTA:	1,464.00
	TOTAL:	5,124.00
13-26-213-024-0000 20150201666331 0-498-477-440		

REAL ESTATE TRANSFER TAX		25-Mar-2015
		COUNTY:
		ILLINOIS:
		TOTAL:
13-26-213-024-0000 20150201666331 1-572-219-264		

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SCHEDULE A

Lot 5 in Block 16 in Avondale, being Philpot's Subdivision of the Northwest 1/4 of the Northwest 1/4 of Section 25, and of Lots 1, 2, 5 and 6 of Brand's Subdivision of the Northeast 1/4 of Section 26, all in Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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