



FIRST AMERICAN  
File # 2581187

Doc#: 1521141084 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/30/2015 02:43 PM Pg: 1 of 2

Record at:

**Karen A. Yarbrough**  
Cook County Recorder of Deeds  
Recording Division  
118 N. Clark Street, Room 120  
Chicago, Illinois 60602  
Phone: (312) 603-5050  
Fax: (312) 603-5063

**WARRANTY DEED**

Space Above for Recorder's Use

**Mail to:**

EZRA SITT  
471 W. 26<sup>TH</sup> ST.  
CHICAGO IL 60616

**Name & Address of Taxpayer:**

EZRA SITT  
471 W. 26<sup>TH</sup> ST.  
CHICAGO IL 60616

THE GRANTOR(s), Benjamin Poppie, a married person,

of the City/Village of Chicago, County of Cook, State of Illinois

for and in consideration of TEN and NO/100 Dollars, and other good and valuable consideration,

CONVEY(s) and WARRANT(s) to THE GRANTEE(s) Ezra Sitt

of, 123 N Des Plaines the City/Village of Chicago, County of Cook, State of Illinois,

in the form of ownership individual (statutory)

all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

**LOT 11 IN BLOCK 2 IN DAVID DAVIS SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s) (P.I.N.): 17-28-305-005-0000 Vol. 0515

Common Address of Real Estate: 471 West 26Th Street, Chicago, IL 60616

SUBJECT only to covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyers; and general real estate taxes not due and payable at the time of closing.

HEREBY affirmatively averring that the Property is not homestead property as to Grantor or Grantor's spouse under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Handwritten initials and a vertical stamp with letters S, P, S, S, M.

# UNOFFICIAL COPY

Dated this 19th day of June, 2015.

Signature(s) of Grantor(s):

[Signature]  
(Signature)

Benjamin Poppie  
(Printed Name)

STATE OF IL }  
COUNTY OF COOK }

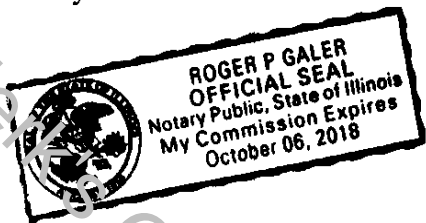
I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT Benjamin Poppie (name/s of person/s) personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarized seal, this 19th day of June, 2015

My commission expires Oct. 6, 2018. [Signature] Notary Public

Name & Address of Preparer:

Roger Galer  
The Galer Firm, P.C.  
225 W. Washington St., Suite 2200  
Chicago, Illinois 60606



REAL ESTATE TRANSFER TAX		20-Jul-2015
	CHICAGO:	2,310.00
	CTA:	924.00
	TOTAL:	3,234.00

17-28-305-005-0000 | 20150601698426 | 0-366-340-992

REAL ESTATE TRANSFER TAX		20-Jul-2015
	COUNTY:	154.00
	ILLINOIS:	308.00
	TOTAL:	462.00

17-28-305-005-0000 | 20150601698426 | 1-926-306-688