

# UNOFFICIAL COPY

## WARRANTY DEED

Illinois Statutory

117409  
Mail to:

Clark Hill PLC  
Chad M. Poznansky  
150 N. Michigan Ave #2700  
Chicago, IL 60601  
Name & Address of Taxpayer:  
**2539 WEST CARMEN LLC**  
2636 N. Lincoln Ave.  
Chicago, IL 60614



Doc#: 1527319070 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/30/2015 11:35 AM Pg: 1 of 3

RECORDER'S STAMP

The GRANTOR(S): **DENITSA JOSIFOVA**, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to, **2539 WEST CARMEN LLC**, following described land in the County of Cook, State of Illinois; to wit:

### SEE ATTACHED LEGAL DESCRIPTION

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. TO HAVE AND TO HOLD said premises, forever.

Permanent Real Estate Index Number(s): 13-12-406-003-0000

Property Address: 2539 W. CARMEN AVENUE, CHICAGO, ILLINOIS 60625

Dated: This 15<sup>th</sup> day of September, 2015.

Denitsa Josifova  
DENITSA JOSIFOVA

\*Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$511,200.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

CCRD REVIEWER R


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STATE OF ILLINOIS     }  
   }ss  
 COUNTY OF COOK       }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, **DENITSA JOSIFOVA**, personally known to me to be the same person(s) 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 the said instrument as his/her/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 notarial seal, this 15<sup>th</sup> day of September, 2015.

WITNESS my hand and official seal.


Signature 



My Commission Expires: 11/01/15



**PREPARED BY:**  
 JAMES P. ANTONOPOULOS  
 ATTORNEY AT LAW  
 5045 N. HARLEM AVENUE  
 CHICAGO, ILLINOIS 60656

County - Illinois Transfer Stamps Exempt under provisions of paragraph _____ Section 31-45, Real Estate Transfer Tax Law Date: _____  _____ Buyer, Seller or Representative
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REAL ESTATE TRANSFER TAX	30-Sep-2015
	<b>CHICAGO:</b> 3,195.00
	<b>CTA:</b> 1,278.00
	<b>TOTAL:</b> 4,473.00
13-12-406-003-0000   20150901626678   0-525-942-656	

REAL ESTATE TRANSFER TAX	30-Sep-2015
	<b>COUNTY:</b> 213.00
	<b>ILLINOIS:</b> 426.00
	<b>TOTAL:</b> 639.00
13-12-406-003-0000   20150901626678   1-670-725-504	

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Exhibit A

H74699

LOT 35 IN BRUNTON'S SUBDIVISION OF LOTS 13, 14 AND 15 IN BOWMANVILLE IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 13-12-406-003-0000

C/K/A 2539 W CARMEN AVENUE, CHICAGO, ILLINOIS 60625

Property of Cook County Clerk's Office