

# UNOFFICIAL COPY

**This document prepared by:**

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Doc#: 1530742022 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/03/2015 10:47 AM Pg: 1 of 2

First American Title  
Order # 2684480

Official Use Only-----

13-35-223-019-0000  
(Parcel Identification Number)

## WARRANTY DEED

THE GRANTOR **EVOLUTION HOME BUILDERS, LLC**, an Illinois Limited Liability Company, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **Justin W. Magnuson and Jason C. Reczek, married to each other**, with a current address of **Chicago, Illinois**, hereinafter "Grantees", not as tenants in common or as joint tenants, but rather as **tenants by the entirety** with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

**LOT 36 IN J. E. BURCHELL'S SUBDIVISION OF BLOCK 2 IN JACOBS AND BURCHELL'S SUBDIVISION OF THE SOUTH 16 2/3 ACRES OF THE EAST 1/3 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS 3412 W. DICKENS AVENUE, CHICAGO, ILLINOIS 60647.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

SY  
P2  
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SCV  
INT

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WITNESS Grantor's hand this 9<sup>th</sup> day of OCTOBER, 2015.

Scott Gottlieb  
Grantor: **EVOLUTION HOME BUILDERS, LLC**, by Scott Gottlieb, as Managing Member

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Scott Gottlieb** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this 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 notarial seal this 9<sup>th</sup> day of OCTOBER, 2015.



[Signature]  
Notary Public

REAL ESTATE TRANSFER TAX		26-Oct-2015
CHICAGO:		4,687.50
CTA:		1,875.00
<b>TOTAL:</b>		<b>6,562.50</b>
13-35-223-019-0000   20151001633766   1-144-434-752		

MAIL DEED, AFTER RECORDING, TO:

Rosenthal Law  
3700 W Devon Ave Ste E  
Lincolnwood, IL 60712

REAL ESTATE TRANSFER TAX		26-Oct-2015
COUNTY:		312.50
ILLINOIS:		625.00
<b>TOTAL:</b>		<b>937.50</b>
13-35-223-019-0000   20151001633766   1-727-410-240		

SEND FUTURE TAX BILLS TO:

Justin Magnuson  
Jason Reczek  
3412 W Dickens Ave  
Chicago, IL 60647