

UNOFFICIAL COPY

FIRST AMERICAN TITLE

FILE # 2690769

This document prepared by:

Name: Ryan Krueger
Firm/Company: Law Office of Ryan Krueger
Address: 4747 W. Peterson Avenue
Suite 300
City, State, Zip: Chicago, Illinois 60646
Phone: 312-498-4586



Doc#: 1602242026 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/22/2016 11:27 AM Pg: 1 of 2

Property of Cook County Clerk's Office

Use Only-----

13-20-223-019-0000
(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 **Scott North and Anna North**, with a current address of 4449 N. Beacon St, Unit 3N, Chicago IL 60640, 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: **WEST 36 FEET OF LOT 86 IN KOESTER AND ZANDERS ADDITION TO WEST IRVING PARK A SUBDIVISION OF THE SOUTH 1/2 THE NORTH EAST 1/4 OF SECTION 20 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

COMMONLY KNOWN AS 5640 W. WAVELAND AVENUE, CHICAGO, ILLINOIS 60634.

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.

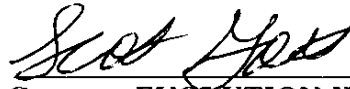
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

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.

Y
S
P
S
S
S
C
N

UNOFFICIAL COPY

WITNESS Grantor's hand this 14th day of JANUARY, 2015⁶.




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 14th day of JANUARY, 2015⁶.

 Notary Public



MAIL DEED, AFTER RECORDING, TO:

Patricia Pascual, Esq
5716 W. Lawrence Ave
Chicago IL 60630

REAL ESTATE TRANSFER TAX		19-Jan-2016
	CHICAGO:	4,425.00
	CTA:	1,770.00
	TOTAL:	6,195.00
13-20-223-019-0000 20160101660331 0-752-075-328		
* Total does not include any applicable penalty or interest due.		

SEND FUTURE TAX BILLS TO:

Scott / Anna North
5640 W. Waveland Ave
Chicago IL 60634

REAL ESTATE TRANSFER TAX		19-Jan-2016
	COUNTY:	295.00
	ILLINOIS:	590.00
	TOTAL:	885.00
13-20-223-019-0000 20160101660331 1-535-361-600		