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SPECIAL WARRANTY DEED

Doc#: 1611149004 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/20/2016 08:38 AM Pg: 1 of 2

WHEN RECORDED, MAIL TO:

Judith E. Fors, Esq.
4669 N. Manor Avenue
Chicago, Illinois 60625

Dec ID 20160401692319
ST/CO Stamp 0-688-505-152 ST Tax \$695.00 CO Tax \$347.50
City Stamp 1-230-324-032 City Tax: \$7,297.50

SEND SUBSEQUENT TAX BILLS TO:

Michael Shelly and Dinaz Mansuri
2824 N. Mozart St.
Chicago, Illinois ~~60647~~
60618

GRANTOR, ~~Michael Wax Properties LLC-Mozart LLC~~, an Illinois limited liability company, authorized to do business in the 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 the GRANTEEES, **Michael Shelly and Dinaz Mansuri**, of Chicago, Illinois, as HUSBAND + WIFE, AS TENANTS BY THE ENTIRETY, all of its interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 13-25-135-031-0000

Property Address: 2824 N. Mozart Street, Chicago, Illinois ~~60647~~ 60618

Subject to the following, if any: * (1) General real estate taxes for the year 2015-2nd installment and subsequent years; (2) ~~private~~ public and utility easements, of record, if any; (3) covenants, conditions and restrictions, of record, if any; and (4) Purchasers' mortgages of record, if any.

* SO LONG AS THEY DO NOT INTERFERE WITH THE USE OF THE PREMISES AS A SINGLE FAMILY HOME

Dated this 1 day of April, 2016.
Michael Wax Properties LLC-Mozart LLC



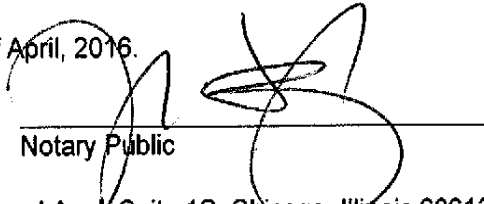
By: Michael A. Wax
Its Sole Member and Authorized Representative

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that MICHAEL A. WAX, personally known to me to be the sole member of Michael Wax Properties LLC-Mozart LLC, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act, that he was authorized to do so, and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 14 Day of April, 2016.

My commission expires 12/3/17



Notary Public


PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Ave., Suite 1S, Chicago, Illinois 60613

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EXHIBIT "A"



Lot 233 in Givin's and Gilbert's Subdivision of the Southeast Quarter of the Northwest Quarter of section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN(S): 13-25-135-031-0000

REAL ESTATE TRANSFER TAX		19-Apr-2016
	CHICAGO:	5,212.50
	CTA:	2,085.00
	TOTAL:	7,297.50 *

13-25-135-031-0000 | 20160401692319 | 1-230-324-032

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		19-Apr-2016
	COUNTY:	347.50
	ILLINOIS:	695.00
	TOTAL:	1,042.50

13-25-135-031-0000 | 20160401692319 | 0-688-505-152