### **UNOFFICIAL COPY**

WARRANTY **DEED** 

(ILLINOIS)

Doc# 1630734082 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAUIT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2016 03:42 PM PG: 1 OF 3

NOT 16.302649

The Above Space for Recorder's Use Only

Marvin Mermelstrin GRANTOR, for and in consideration of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Doreen Mermelstein, successor Trustee of the Marvin Mermelstein Family Trust. u/a dated November 17, 2005 or her Successor, of 3500 North Shore Avenue, Lincolnwood, Illinois 60712, GRANTEE, with full power and authority to sell, convey, mortgage, and grant or encumber both the legal and beneficial interest in the Real Estate conveyed hereunder, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION:

LOTS 35 AND 36 IN CALIFORNIA SHEEWIN ADDITION TO ROGERS PARK, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST ¼ (EXCEPT THE WEST 5 ACRES) IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. 37

SUBJECT TO: General Taxes for 2016 and subsequent years; covenants, conditions and restrictions and easements of record, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 10-25-320-011-0000 and 10-25-320-012-0000

Address(es) of Real Estate 2821-25 W. Jarvis, Chicago, Illinois 60645

EXEMPT UNDER THE PROVISIONS OF 35 ILCS SECTION 200/31-45,

PARAGRAPH (e)

REAL ESTATE TRANSFER TAX ACT

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### **UNOFFICIAL C**

**DATED** this **3** day of September, 2016.

Marvin Mermelstein

STATE OF ILLINOIS ) ss. COUNTY OF COOK

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTITY that Marvin Mermelstein, personally known to me to be 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, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 26 day of September, 2016.

OFFICIAL SEAL DAVID LUBOWSKY

NOTARY PUBLIC - STATE OF ILLINOIS COMMISSION EXPIRES:02/06/20

**REAL ESTATE TRANSFER TAX** 03-Nov-2016 COUNTY: ILLINOIS: 0.00 0.00 TOTAL: 20160901663833 1-671-921-472

Notary Public

Ay Commission expires:

REAL ESTATE TRANSFER TAX

R TAX	03-Nov-2016
CHICAGO:	0.00
CTA:	0.00

0.00 \*

10-25-320-011-0000 | 20160901663833 | 0-431-570-752

TOTAL:

This instrument prepared from information submitted by the parties by Marc A. Benjamin

#### MAIL TO:

10-25-320-011-0000

Marc A. Benjamin, Esq. Benjamin Gussin & Associates 801 Skokie Boulevard, Suite 100 Northbrook, Illinois 60062

#### SEND SUBSEQUENT TAX BILLS TO:

Doreen Mermelstein, Successor Trustee 6500 North Hamlin Lincolnwood, Illinois 60712

<sup>\*</sup> Total does not include any applicable penalty or interest due.

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## **UNOFFICIAL COPY**

#### STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated, 20/6	
CO <sub>A</sub>	Signature: Mandager
	Grantor or Agent
Subscribed and Swort to before me by	
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this diay of Alger , 20%.	OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires
Supara Harrix	My Commission Expires July 06, 2017
Notary Public	

The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date $\frac{9/2}{2}$ , 20/6	Signature: Madalan
. 1	Grantee or A gent
Subscribed and Sworn to before me by	Panagana Os
the said Market	SUSAN D. HIRSCH OFFICIAL SEAL NOTARY PUBLIC STATE AND THE
this day of Alfah, 20.6	Notary Public - State of Illinois My Commission Expires July 08, 2017
No Palis	
Notary Public	

**Note:** Any person who knowingly submits a false statement concerning the identity of **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)