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Doc# 1631455186 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2016 02:39 PM PG: 1 OF 5

Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **James A. Mazzanti and Julie M. Mazzanti, a married couple, as Tenants by the Entirety**, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Megan Phee and Alec Brown, a married couple, as Tenants by the Entirety**, of 1849 W WYVELAND UNIT 3 CHICAGO, IL 60613, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

* S.

See Attached Exhibit A

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Subject, however, to the general taxes for the year of 2016 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

Permanent Index Number(s): 13-24-110-008-0000

Property Address: 3839 N. Albany, Chicago, IL 60618

AVE.

Dated this 21 day of Oct, 2016.

1 of 2

mail to
Proper Title, LLC
180 N. LaSalle Ste. 1920
Chicago, IL 60601

PT16-33589

James A. Mazzanti

Julie M. Mazzanti

5

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STATE OF ILLINOIS)

) SS.

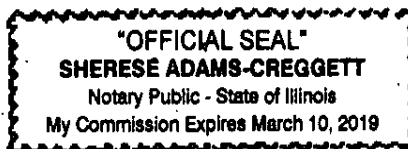
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **James A. Mazzanti and Julie M. Mazzanti, a married couple, as Tenants by the Entirety**, 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 21 day of Oct, 2014

Sherese Adams-Creggett
Notary Public

My commission expires 3/10/19



THIS DOCUMENT PREPARED BY:
Beth Loeb
2130 N. Lincoln Park West 14N
Chicago, IL 60614

MAIL TAX BILL TO:
Megan Phee and Alec Brown
3839 N. Albany,
Chicago, IL 60618

~~MAIL RECORDED DEED TO:~~

~~Randell Boyer
Zucker & Boyer, Ltd.
3223 Lake Avenue
Suite 15C-303
Wilmette, IL 60091~~

Megan Phee and Alec Brown
3839 N. Albany Ave
Chicago, IL 60618

Property of Cook County Clerk's Office

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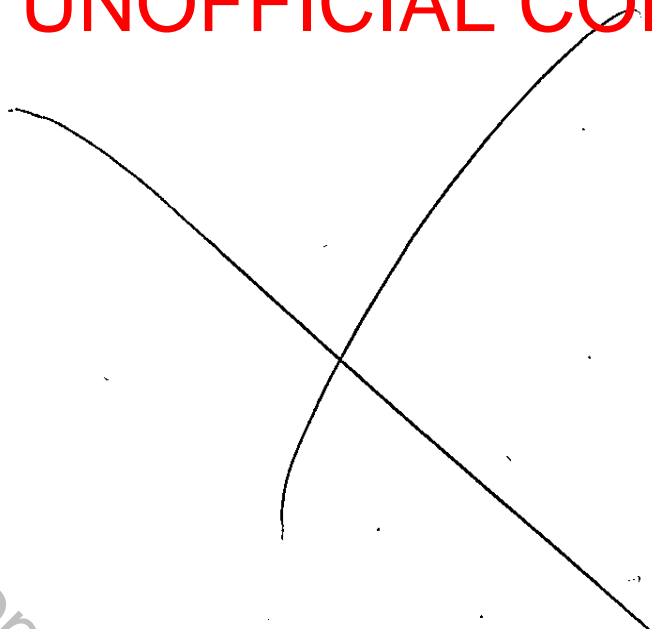


EXHIBIT A

**LOT 40 IN BLOCK 4 IN WILLIAM EAST HATTERMAN'S IRVING PARK BOULEVARD
SUBDIVISION IN SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk's Office

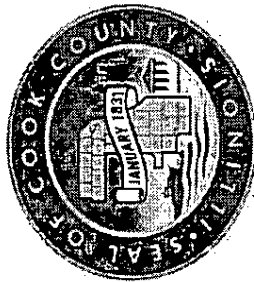


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14-33585

REAL ESTATE TRANSFER TAX

28-Oct-2016



COUNTY:
ILLINOIS:
TOTAL:

330.00
660.00
990.00

13-24-110-008-0000

20161001673382

1-369-993-024

ACH

Property of Cook County Clerk's Office

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16-33588

REAL ESTATE TRANSFER TAX

28-Oct-2016



CHICAGO:

4,950.00

STA:

1,980.00

TOTAL:

6,930.00

13-24-110-008-0000 | 20161001673382 | 0-350-183-232

* Total does not include any applicable penalty or interest due

Property of Cook County Clerk's Office