

# UNOFFICIAL COPY

Doc#. 1703447073 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/03/2017 10:29 AM Pg: 1 of 2

Dec ID 20170101608005  
ST/CO Stamp 0-399-428-800 ST Tax \$575.00 CO Tax \$287.50  
City Stamp 0-268-221-632 City Tax: \$6,037.50

**WARRANTY DEED  
ILLINOIS STATUTORY  
Joint Tenancy**

THE GRANTORS Jay Nitz and Jason Jedlinski of the City of Chicago, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Jennifer A. Fowler and Kerry A. Koran, of the City of Chicago, County of Cook as joint tenants and not as tenants in common, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*\* married to each other*  
*See Exhibit "A" attached hereto and made a part hereof*

SUBJECT TO: if any, covenants, conditions, and restrictions of record which do not interfere with the use of property as a residence; public and utility easements; and general real estate taxes not yet due or payable.

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

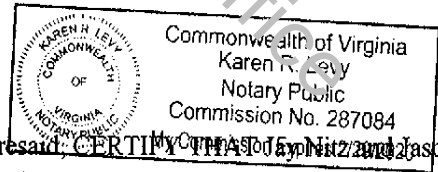
Permanent Real Estate Index Number(s): 13043120810000  
Address(es) of Real Estate: 5232W. Seminole, Chicago, IL 60646

Dated this 19<sup>th</sup> day of January, 2017 *1st*

Jay Nitz  
Jay Nitz

Jason Jedlinski  
Jason Jedlinski

*Virginia*  
STATE OF ~~ILLINOIS~~, COUNTY OF ~~COOK~~ *Fairfax*



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jay Nitz and Jason Jedlinski personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*\* married to each other*  
Given under my hand and official seal, this 19 day of January, 2017

Karen R. Levy (Notary Public)

Mail to:  
Rory O'Brien  
6650 N. Northwest Highway Ste 304  
Chicago IL 60631

Name and Address of Taxpayer:  
Jennifer A. Fowler and Kerry A. Koran  
5232W. Seminole  
Chicago, IL 60646



Prepared by:  
Dennis W. Thorn & Associates  
180 N Michigan Ave Ste 2105  
Chicago, IL 60601


*16-2000 1/2*

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## Exhibit "A" – Legal Description

Lot 53, in Edgebrook Glen I Subdivision, being a Resubdivision of parts of Lots 5, 6 and 7 in Kay's Subdivision of the Southwest fractional 1/4 and of part of the Southeast fractional 1/4 of fractional Section 4, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded February 23, 2007 as document 0705415123, in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		02-Feb-2017
		COUNTY: 287.50
		ILLINOIS: 575.00
		TOTAL: 862.50
13-04-312-081-0000	20170101608005	0-399-428-800

REAL ESTATE TRANSFER TAX		02-Feb-2017
		CHICAGO: 4,312.50
		CTA: 1,725.00
		TOTAL: 6,037.50 *
13-04-312-081-0000	20170101608005	0-268-221-632

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