

UNOFFICIAL COPY

WARRANTY DEED

After Recording Return To:

DOM MANCINI

133 FULLER ROAD

HOUSDALE, IL 60521

Send Tax Bills To:

SALMAN JAHEDI

2520 N ASHLAND AVE

CHICAGO, IL 60614



Doc# 1705210177 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/21/2017 12:52 PM PG: 1 OF 3

RECORDER'S STAMP

THE GRANTOR(S), **Justin Sebastian** and **Nicole Sebastian f/k/a Nicole Kaffel**, husband and wife, of 2520 N. Ashland Avenue, Chicago, Illinois 60614, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) to **Salman Jahedi**, of Chicago, IL, to have and hold forever, all of Grantor('s') interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: See legal description attached hereto.

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

SUBJECT TO: General real estate taxes for the year 2016 (2nd installment only) and subsequent years; covenants, conditions and restrictions of record; and building lines and easements, if any provided they do not interfere with the use and enjoyment of the real estate as a single family residence.

Permanent Index Number(s): 14-30-408-038-0000

Property Address: 2520 N. Ashland Avenue, Chicago, Illinois 60614

DATED this 9th day of February, 2017.

REAL ESTATE TRANSFER TAX 17-Feb-2017



COUNTY: 387.50

ILLINOIS: 775.00

TOTAL: 1,162.50

14-30-408-038-0000 | 20170201613896 | 1-104-650-944

Justin Sebastian

REAL ESTATE TRANSFER TAX 17-Feb-2017



CHICAGO: 5,812.50

CTA: 2,325.00

TOTAL: 8,137.50

14-30-408-038-0000 | 20170201613896 | 1-909-035-712

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

Nicole Sebastian f/k/a Nicole Kaffel

Chicago Title

Handwritten notes and signatures on the right margin, including 'Y 3' and 'NOW'.

Vertical handwritten text on the left margin: '17NW614384WH' and 'Submittal'.

Chicago Title

N.C

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Notary Page – Warranty Deed

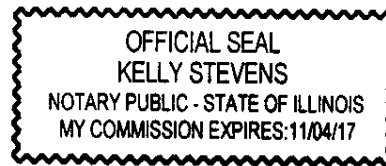
STATE OF IL)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Justin Sebastian** is/are 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 such person(s) signed, sealed and delivered the said instrument as such person(s)' free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9th day of February, 2017.

Commission Expires: 11-4-17

Kelly Stevens
NOTARY PUBLIC



STATE OF IL)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Nicole Sebastian f/k/a Nicole Kaffel** is/are 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 such person(s) signed, sealed and delivered the said instrument as such person(s)' free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 9th day of February, 2017.

Commission Expires: 11-4-17

Kelly Stevens
NOTARY PUBLIC
OFFICIAL SEAL
KELLY STEVENS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/04/17

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

Prepared by: Thomas J. Suich, Esq., Law Offices of Thomas J. Suich, 2472 Warwick Ct Aurora, IL 60503

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 17NW6163584WH

For APN/Parcel ID(s): **14-30-408-038-0000**

LOT 33 (EXCEPT THAT PART OF SAID LOT LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 30 TAKEN FOR WIDENING ASHLAND AVENUE) IN BLOCK 4 IN FULLERTON'S 2ND ADDITION TO CHICAGO IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office