

UNOFFICIAL COPY

WARRANTY DEED
STATE OF ILLINOIS

Doc#: 1713506136 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2017 01:01 PM Pg: 1 of 3

Dec ID 20170301626968
ST/CO Stamp 1-991-270-848 ST Tax \$1,060.00 CO Tax \$530.00
City Stamp 2-005-541-312 City Tax: \$11,130.00

Above Space for Recorder's Use Only

THE GRANTORS, KELLY JAMESON SALEHI, NOT INDIVIDUALLY BUT AS TRUSTEE OF THE TRUST AGREEMENT OF KELLY A. JAMESON DATED MAY 23, 2012 AND PEYMAN SALEHI, NOT INDIVIDUALLY BUT AS TRUSTEE OF THE TRUST AGREEMENT OF PEYMAN SALEHI DATED MAY 23, 2012, HUSBAND AND WIFE, OF THE CITY OF CHICAGO, COUNTY OF COOK, 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 ^GSTUART BERGER AND ^{A Biller}JULIE BERGER, Husband and ^{wife} tenants by entireties

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

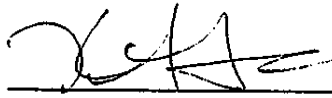
SEE ATTACHED LEGAL DESCRIPTION.

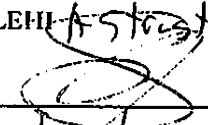
PROPERTY ADDRESS: 1937 WEST BLOOMINGDALE AVENUE, CHICAGO, ILLINOIS 60622 - 1392
PERMANENT INDEX NUMBER(S): 14-31-416-048-0000

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: MAY 12, 2017

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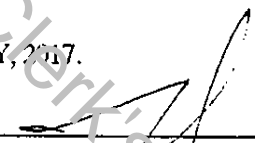

 _____ (SEAL)
 KELLY JAMESON SALEHI *As Trustee*


 _____ (SEAL)
 PEYMAN SALEHI *As Trustee*

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

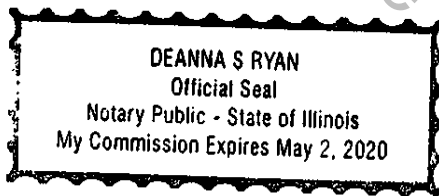
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **KELLY JAMESON SALEHI**, NOT INDIVIDUALLY BUT AS TRUSTEE OF THE TRUST AGREEMENT OF **KELLY A. JAMESON** DATED **MAY 23, 2012** AND **PEYMAN SALEHI**, NOT INDIVIDUALLY BUT AS TRUSTEE OF THE TRUST AGREEMENT OF **PEYMAN SALEHI** DATED **MAY 23, 2012**, ARE 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.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS 12 DAY OF MAY, 2017.



 NOTARY PUBLIC

MY COMMISSION EXPIRES: 05.02, 20



This Instrument was Prepared By: Ryan Law Group, Ltd. 1121 West Wrightwood Chicago, Illinois 60614	Send Subsequent Tax Bills to: Stuart Berger and Julie Berger 1937 W. Bloomingdale Ave Chicago, IL 60622	After Recording Mail To: <i>Rosenthal Law</i> 3700 W Devon Ave Ste E Lincolnwood, IL 60712
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LEGAL DESCRIPTION

Order No.: 17WSA1021005NA

For APN/Parcel ID(s): 14-31-416-048-0000

THE WEST 19.98 FEET OF LOT 12 AND THE EAST 6.02 FEET OF LOT 13 IN BLOCK 17 IN E.R. SMITH'S SUBDIVSIION OF SHEFFIELDS ADDITION TO CHICAGO, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office