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Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY



\*1713649165D\*

Doc# 1713649165 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2017 03:32 PM PG: 1 OF 3

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC  
1031 W. IGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

1719086 1A3

THE GRANTOR(S), DORIS KON, divorced, and not since then remarried, of the Town of CHICAGO, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to MAGIC SCISSORS, LLC an Illinois limited liability company (GRANTEE'S ADDRESS) 3525 Belden Ave, #2, Chicago Illinois of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

'SEE ATTACHED LEGAL DESCRIPTION'

SUBJECT TO:

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): 13-26-225-033-0000

Address(es) of Real Estate: 3520 WEST DIVERSEY AVENUE, CHICAGO, Illinois 60647

Dated this 17 day of May, 2017

Doris Kon  
DORIS KON

REAL ESTATE TRANSFER TAX		16-May-2017
COUNTY:	175.00	
ILLINOIS:	350.00	
TOTAL:	525.00	
13-26-225-033-0000   20170501651922   2-047-177-152		

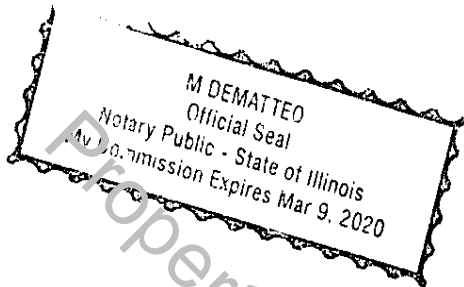
REAL ESTATE TRANSFER TAX		16-May-2017
CHICAGO:	2,625.00	
CTA:	1,050.00	
TOTAL:	3,675.00	
13-26-225-033-0000   20170501651922   0-973-435-328		
* Total does not include any applicable penalty or interest due.		

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DORIS KON, divorced, and not since then remarried, personally known to me to be the same person(s) whose name(s) 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 official seal, this 12 day of May, 2017



[Signature]  
(Notary Public)

**Prepared By:** Beatriz Betancourt  
Guillermo F. Martinez & Associates  
Attorneys at law  
2457 N. Milwaukee Avenue  
Chicago, Illinois 60647

**Mail To:**  
The Gunderson Law Firm, LLC  
2155 W. Roscoe St. Ste. 1-South  
Chicago, IL 60618

**Name & Address of Taxpayer:**  
Magic Scissors, LLC  
3570 W. Diversey Ave #1  
Chicago, IL 60647

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**Chicago Title Insurance Company**  
**COMMITMENT FOR TITLE INSURANCE**

**File No: 1719086 Reference No:**

**EXHIBIT A**

**Legal:**

**LOT 41 AND THE EAST 4 FEET OF LOT 42 IN BLOCK 3 IN WILLIAM HATTERMAN'S MILWAUKEE AVENUE SUBDIVISION, A SUBDIVISION OF LOTS 15 AND 16, IN BRAN'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Address: 3520 W. Diversey Ave., Chicago, IL 60647**

**PIN #: 13-26-225-033-0000**

**PIN #:**

**PIN #:**

**Township: Jefferson**

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