

# UNOFFICIAL COPY



## WARRANTY DEED

THE GRANTOR, **1700 WOOD STREET LLC**,  
an Illinois Limited Liability Company,  
of the city of Chicago, County of  
Cook, State of Illinois, for and in consideration  
of ten dollars (\$10.00) and other valuable  
consideration in hand paid,  
CONVEYS AND WARRANTS to:

Doc# 1717749075 Fee \$72.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 06/26/2017 10:53 AM PG: 1 OF 5

**JONATHAN ABERMAN and CAROLYN ABERMAN**,  
Husband and wife, as tenants by the entirety,  
of Chicago, Illinois

**Proper Title, LLC**  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, not in joint tenancy, but as tenants by the entirety forever. SUBJECT TO: General Real Estate Taxes for 2016 and subsequent years; <sup>(2nd)</sup> building setback lines, easements for public utilities, terms, covenants, conditions, and restrictions of record which do not adversely interfere or affect the use, value and/or enjoyment of the Property as a single family dwelling.

Property Index Number(s): 14-31-403-026-0000  
Address of Real Estate: 1942 N. WOOD STREET, CHICAGO, IL 60622

Dated this 12 day of June, 2017.

TOM LITWICKI, Manager

STATE OF ILLINOIS }  
                                  } SS.  
COUNTY OF COOK }

Return to:  
**Proper Title, LLC**  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

1/3 PT 17-42183

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **TOM LITWICKI**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 June, 2017.



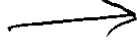
[Signature]  
NOTARY PUBLIC

# UNOFFICIAL COPY

This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook, Illinois 60062

~~AFTER RECORDING THIS INSTRUMENT SHOULD BE SENT TO:~~



X JONATHAN ABERMAN

X 1942 N. WOOD ST.

X CHICAGO, IL 60622

Send subsequent tax bills to:

JONATHAN ABERMAN

X

X 1942 N. WOOD STREET, CHICAGO, IL 60622

Property of Cook County Clerk's Office

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## Exhibit A

LOT 18 IN WILLIAM WERNECKIS SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 32 IN SHEFFIELD'S 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

**UNOFFICIAL COPY**

**REAL ESTATE TRANSFER TAX**

14-Jun-2017



<b>CHICAGO:</b>	10,275.00
<b>CTA:</b>	4,110.00
<b>TOTAL:</b>	14,385.00 *

14-31-403-026-0000 | 20170601669786 | 1-894-732-224

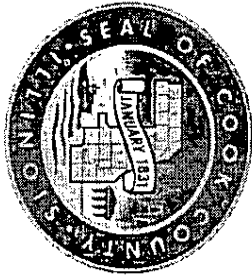
Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

14-Jun-2017



<b>COUNTY:</b>	685.00
<b>ILLINOIS:</b>	1,370.00
<b>TOTAL:</b>	2,055.00

14-31-403-026-0000

20170601669786

1-302-464-960

Property of Cook County Clerk's Office