

A17-1524

UNOFFICIAL COPY

Warranty Deed



17179160120

ILLINOIS

Doc# 1717916012 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/28/2017 09:55 AM PG: 1 OF 2

THE GRANTOR(s) Juan E. Juarez, a single man of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Lazzara Properties LLC., of Chicago, Illinois, as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; BUILDING LINES AND UTILITY EASEMENTS; GENERAL TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): 14-31-103-024-0000

Address of Real Estate: 2344 West Belden, Chicago, Illinois 60647.

The date of this deed of conveyance is June 12, 2017.

(SEAL) Juan E. Juarez

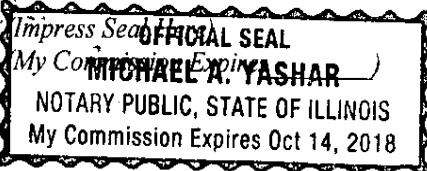
(SEAL) _____

(SEAL) _____

(SEAL) _____

This is not homestead property.

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Juan E. Juarez, 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 official seal

Michael R. Yashar
Notary Public

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AN-1524

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 2344 West Belden, Chicago, Illinois 60647.
PIN: 14-31-103-024-0000

**LOT 47 IN BLOCK 3 IN HOLSTEIN, A SUBDIVISION OF THE WEST 1/2 OF THE
NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

REAL ESTATE TRANSFER TAX	27-Jun-2017
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COUNTY:	190.00
ILLINOIS:	380.00
TOTAL:	570.00

14-31-103-024-0000	20170601676273	1-386-510-784
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REAL ESTATE TRANSFER TAX	27-Jun-2017
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CHICAGO:	2,850.00
CTA:	1,140.00
TOTAL:	3,990.00 *

14-31-103-024-0000	20170601676273	0-078-857-664
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* Total does not include any applicable penalty or interest due.

This instrument was prepared by:

Michael A. Yashar
Attorney at Law
3701 South Halsted Avenue
Chicago, Illinois 60609

Send subsequent tax bills to:

Lazzara Properties, LLC
1620 Trillium Ave
Lake Forest, IL 60045

Recorder-mail recorded document to:

Kolpak, Lerner, & Grcic
6767 N. Milwaukee
Suite 202
Niles, IL 60714