

PREPARED BY:

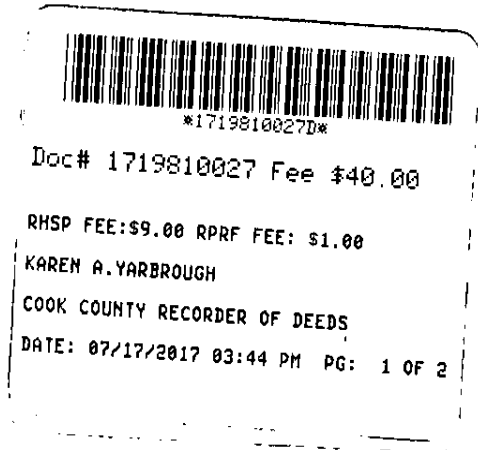
Kara P. Eisen, Attorney at Law
Lichtman Eisen Partners, Ltd.
222 North LaSalle Street, Suite 300
Chicago, Illinois 60601

MAIL TAX BILL TO:

Andrew J. Ciabattari
3254 North Drake Avenue
Chicago, Illinois 60618

MAIL RECORDED DEED TO:

Daniel E. Levy, Attorney at Law
100 South Saunders Road; Suite 150
Lake Forest, Illinois 60645-2526



17043800006

WARRANTY DEED
Statutory (Illinois)

THE GRANTOR, Jean I. Zalesny, a widow of the Village of Olympia Fields, 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 Andrew J. Ciabattari, of 3254 North Drake Avenue, Chicago, Illinois 60618, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

Lot 3 in Block 5 in the Subdivision of part of the West 1/2 of the Southeast 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois according to the Plat recorded November 15, 1889 as Document Number 1185671 in Book 36 of Plats, Page 40 in Cook County Illinois.

Permanent Index Number(s): 13-23-406-049-0000
Property Address: 3254 North Drake Avenue, Chicago, IL 60618

Subject to: Covenants, conditions and restrictions of record and building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate and general real estate taxes for the year 2016 and subsequent years; encroachment of wood deck and iron fence 1.5 feet east as shown on Plat of Survey prepared by Preferred Survey, Inc. dated April 4, 2017 as survey order 17091.

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

Dated this 15th day of July, 2017,

Jean I. Zalesny
Jean I. Zalesny

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr., Ste. 2400
Chicago, IL 60606-4650
Attn: Search Department

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 Jean I. Zalesny, a widow, 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.

REAL ESTATE TRANSFER TAX		10-Jul-2017
	COUNTY:	175.00
	ILLINOIS:	350.00
	TOTAL:	525.00
13-23-406-049-0000 20170601681328 1-538-504-128		

ATG FORM 4067
© ATG (12/07)

REAL ESTATE TRANSFER TAX		10-Jul-2017
	CHICAGO:	2,625.00
	CTA:	1,050.00
	TOTAL:	3,675.00
13-23-406-049-0000 20170601681328 0-882-816-448		
* Total does not include any applicable penalty or interest due.		

S X
P 12
S N
SC K
INT 10

UNOFFICIAL COPY

Given under my hand and notarial seal, this 1st day of July 2017

Ricky N Serrano
Notary Public

My commission expires:

Exempt under the provisions of paragraph _____



Property of Cook County Clerk's Office