

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY

JOINT ENTIRETY



Doc# 1723604095 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/24/2017 03:16 PM PG: 1 OF 5

1/2

mail to
1/ Proper Title, LLC
2/ 180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-42698FA

PT No.: PT17-42698 FA

THE GRANTOR(S) **ANDREW ROH** and **AMANDA CHABLANI**, husband and wife, of the City of CHICAGO, County of COOK, State of IL 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 **JONATHAN OZER** and **ELIZABETH VALENTI** of CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

W. A.

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.

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 as Joint Tenants forever.

Permanent Real Estate Index Number(s): 13-36-410-019-0000

Address(es) of Real Estate: 1811 NORTH FAIRFIELD AVENUE
CHICAGO, ILLINOIS 60647

Dated this 3rd day of August, 2017

ANDREW ROH

AMANDA CHABLANI

86922-648

Y
S
P
5
S
S
INT

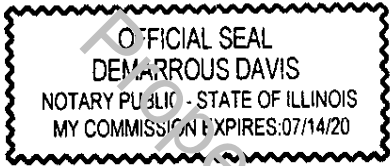
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ANDREW ROH**, 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 he signed, sealed and delivered the said instrument as his 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 3rd day of August, 2017.



[Handwritten Signature]

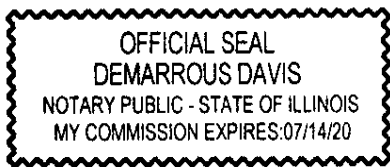
Notary Public

STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **AMANDA CHABLANI**, 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 3rd day of August, 2017.



[Handwritten Signature]

Notary Public

Prepared by:
Novit and Novit, LLC
100 N. LaSalle Street
Suite 1700
Chicago, IL 60602

Mail to:

Jonathan Aven
180 N Michigan 2105
Chicago IL 60601

Name and Address of Taxpayer:

Jonathan Ozer
1811 N. Farford Ave.
Chicago IL 60647

UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOT 29 IN BLOCK 1 IN THOMPSON'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 3 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 22-Aug-2017



CHICAGO	5,137.50
CTA:	2,055.00
TOTAL:	7,192.50 *

13-36-410-019-0000 | 20170801608816 | 1-535-259-584

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

22-Aug-2017



COUNTY:	342.50
ILLINOIS:	685.00
TOTAL:	1,027.50

13-36-410-019-0000 | 20170801608816 | 1-259-746-240