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1724112037D

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc# 1724112037 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/29/2017 11:30 AM PG: 1 OF 3

FIRST AMERICAN TITLE

FILE # 2874819

2/3

Preparer File:
FATIC No.: 2874869

THE GRANTOR(S) Isabelle B. Fasso, a widow and Barbara A. Tobiaski, a widow, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Jeffrey Nicholas and Susan Nicholas, husband and wife, of 3400 W. Sunnyside Avenue, Unit 2, Chicago, of the County of Cook, State of Illinois, not in tenancy in common, not in joint tenancy, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

Grantors, for themselves and their successors and assigns, hereby covenant and represent that they have not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that they will warrant and defend the premises against all persons lawfully claiming by, through or under the Grantors.

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):
13-23-227-022-0000

Address(es) of Real Estate: 3654 N. Saint Louis Avenue
Chicago, IL 60618

Dated this 18th day of August, 2017

By: Barbara A. Tobiaski as attorney in fact for Isabelle B. Fasso

Barbara A. Tobiaski, as attorney-in-fact for
Isabelle B. Fasso

By: Barbara A. Tobiaski
Barbara A. Tobiaski



First American
Title Insurance Company

Special Warranty Deed - Individual

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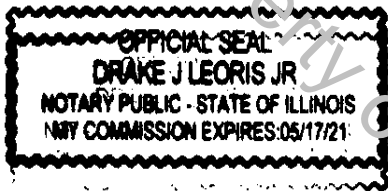
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Prepared by:
Drake James Leoris, Jr.
Leoris & Cohen, P.C.
622 Laurel Avenue
Highland Park, IL 60035

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barbara A. Tobiaski, as attorney-in-fact for Isabelle B. Fasso, 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 18th day of August, 2017.

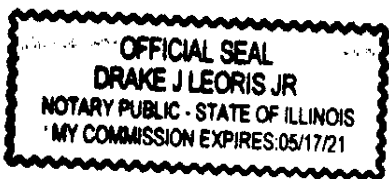


Notary Public

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Barbara A. Tobiaski, 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 18th day of August, 2017.



Notary Public

Mail to:

Dainius R. Dumbrys
One N. Franklin St., Suite 1200
Chicago, IL 60606

Name and Address of Taxpayer:

Jeffrey B. Nicholas and
Susan H. Nicholas
3654 N. Saint Louis Avenue
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		21-Aug-2017
	CHICAGO:	2,137.50
	CTA:	855.00
	TOTAL:	2,992.50

13-23-227-022-0000 | 20170801608558 | 0-130-896-832

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

REAL ESTATE TRANSFER TAX		21-Aug-2017
	COUNTY:	142.50
	ILLINOIS:	285.00
	TOTAL:	427.50

13-23-227-022-0000 | 20170801608558 | 1-956-541-888



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Exhibit "A" – Legal Description

LOT 2 IN WILLIAM M. THOMPSON'S SUBDIVISION OF BLOCK 8 IN BICKERDIKES SECOND ADDITION TO IRVING PARK A SUBDIVISION OF THE WEST THREE-QUARTERS OF THE SOUTH HALF OF THE NORTH EAST QUARTER (EXCEPT 1.27 ACRES OF THE SOUTH EAST CORNER) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Property of Cook County Clerk's Office



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