

# UNOFFICIAL COPY

**PREPARED BY:**

Richard Velázquez

Velázquez Law Group LLC

1311 W. 33<sup>rd</sup> St.

Chicago, IL 60608

KJM

0146-53012 1/2

Doc#: 1726101043 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 09/18/2017 10:01 AM Pg: 1 of 2

Dec ID 20170901622075

ST/CO Stamp 0-929-769-408 ST Tax \$100.00 CO Tax \$50.00

City Stamp 1-466-640-320 City Tax: \$1,050.00

**STEWART TITLE**

700 E. Dixon Road, Suite 180

Naperville, IL 60563

## WARRANTY DEED

THIS AGREEMENT is made this 13<sup>th</sup> day of September of 2017, between **ROSIE FARMER**,\* with an address of 11357 S. Avenue H, Chicago, IL 60617 ("GRANTOR"), and **ANDRIJA JOVANOVIC**,\*\* with an address of 11259 S. Avenue N, Chicago, IL 60617 ("GRANTEE").

\*\*\* A married man

**WITNESSETH:** The GRANTOR in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00), receipt whereof is hereby acknowledged, does hereby convey, unto GRANTEES, in fee simple by way of Warranty Deed, the following described real estate in Cook County, State of Illinois: \*\*

**Legal Description:**

The South 35 feet of Lot 655 in F. J. Lewis' Southeastern development, being a Subdivision in the Western 1/2 in the Northeast 1/4 of Section 17, and in the Southeast 1/4 of Section 18, all in Township 37 North, Range 15, East of the Third Principal Meridian, Cook County, Illinois.

Permanent Index Numbers: 26-17-329-068-0000

Common Address of Real Estate: 11357 S. Avenue H, Chicago, IL 60617

**SUBJECT TO:** (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning, planned unit development and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, certain unrecorded license agreements and railroad rights of way, if any, reservations, easements and rights, and (8) acts done or suffered by GRANTEE, or anyone claiming, by, through, or under GRANTEE.

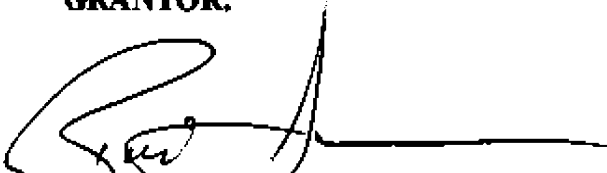
\* nika Rosie Farmer Fowowe, a married woman

\*\* NOT Homestead property

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IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal the day and year first above written.

**GRANTOR:**

  
\_\_\_\_\_  
**ROSIE FARMER** *N/K/A ROSIE FARMER FOWOWE*

State of ILLINOIS )  
) SS  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **ROSIE FARMER**, personally known to me, and whose name is subscribed to the foregoing instrument, caused her signature to be affixed to 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, if any. *\* N/K/A ROSIE FARMER FOWOWE*


Given under my hand and official seal, this 13<sup>th</sup> day of September 2017.

  
\_\_\_\_\_  
Notary Public





**AFTER RECORDING MAIL TO:**  
Marjorie Fortner, Esq.  
Fortner & Associates  
P.O. Box 1445  
Frankfort, IL 60423

**SEND SUBSEQUENT TAX BILLS TO:**  
Andrija Jovanovic  
11357 S. Avenue H  
Chicago, IL 60617

REAL ESTATE TRANSFER TAX		18-Sep-2017
	CHICAGO:	750.00
	CTA:	300.00
	<b>TOTAL:</b>	<b>1,050.00 *</b>
26-17-329-068-0000   20170901622075   1-888-640-320		

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

REAL ESTATE TRANSFER TAX		18-Sep-2017
	COUNTY:	50.00
	ILLINOIS:	100.00
	<b>TOTAL:</b>	<b>150.00</b>
26-17-329-068-0000   20170901622075   0-929-769-408		