



Warranty Deed

ILLINOIS

Doc# 1729241027 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/19/2017 10:54 AM PG: 1 OF 3

Above Space for Recorder's Use Only

/married to Anvar Nasirov
THE GRANTOR(s) Dilshoda Rakhmanova an Illinois resident, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to Casey Guerra and Jeffrey Kowalsky, Illinois residents, not as Tenants in Common, but as Joint Tenants the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See legal description attached hereto and made part hereof.), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. * and Casey Guerra husband and wife

SUBJECT TO: General taxes for 2015, 2016 and subsequent years; Covenants, conditions and restrictions of record, if any.

Grantor (burghaser) herein is prohibited from conveying said property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, grantor is further prohibited from conveying the property for a sales price greater than \$237,600.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantor. This is not homestead property to the grantor nor his spouse

Permanent Real Estate Index Number(s): 13-27-414-030-0000

Address(es) of Real Estate: 2504 N. Keeler Avenue, Chicago, Illinois 60639

The date of this deed of conveyance is 10/10/2017.

(SEAL) Dilshoda Rakhmanova

FIDELITY NATIONAL TITLE

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 Dilshoda Rakhmanova personally known to me to be the same person(s) whose name (s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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 10/10/2017.

Notary Public

Handwritten initials and stamps: S, P, S, SC, INT with checkmarks and a signature.


UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as:



2504 N. Keeler Avenue
Chicago, Illinois 60639

Legal Description: **SEE ATTACHED EXHIBIT A**

REAL ESTATE TRANSFER TAX		11-Oct-2017
	CHICAGO:	2,820.00
	CTA:	1,128.00
	TOTAL:	3,948.00 *

13-27-414-030-0000 | 20171001636408 | 0-423-055-296

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

REAL ESTATE TRANSFER TAX		11-Oct-2017
	COUNTY:	188.00
	ILLINOIS:	376.00
	TOTAL:	564.00

13-27-414-030-0000 | 20171001636408 | 0-935-931-840

This instrument was prepared by
GIL R. RIVERA, ESQ
Rivera & Associates
2057 North Western Avenue
Chicago, Illinois 60647

Send subsequent tax bills to:

Casey Guerra & Jeffrey Kowalsky
2504 N. Keeler Avenue
Chicago, Illinois 60639

Recorder-mail recorded document to:

Casey Guerra & Jeffrey Kowalsky
2504 N. Keeler Avenue
Chicago, Illinois 60639

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EXHIBIT A

Order No.: CH17019893

For APN/Parcel ID(s): 13-27-414-030-0000

For Tax Map ID(s): 13-27-414-030-0000

LOT 29 (EXCEPT THE NORTH 9 FEET 4 INCHES) AND THE NORTH 11 FEET 8 INCHES OF LOT 28 IN BLOCK 1 IN KEENEY AND PENBERTHY'S ADDITION TO PENNOCK, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office