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17-280585

WARRANTY DEED

Individual(s) to Individual(s)

Doc#: 1731946201 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/15/2017 12:14 PM Pg: 1 of 3

Dec ID 20171101652649
ST/CO Stamp 0-354-873-376 ST Tax \$63.00 CO Tax \$31.50
City Stamp 1-407-266-848 City Tax: \$661.50

Mail to:

Joseph Ziccardi
Attorney at Law
77 W. Washington St.
Suite 705
Chicago, IL 60602

Name & Address of

Taxpayer / Grantee:

Matthew Fefferman
~~2835 W. Warren Blvd.~~
~~Chicago, IL 60612~~
P.O. Box 71
CALUMET CITY, IL 60409

THE GRANTOR(S), **Karen L. Prowell**, an unmarried person, of the State of Illinois, for and in consideration of Ten and NO/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to GRANTEE, **Matthew Fefferman**, the following described real estate, to-wit:

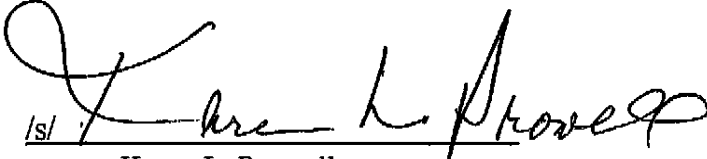
SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

COMMON ADDRESS: **2835 W. Warren Blvd., Chicago, IL 60612**
PROPERTY INDEX # (P.I.N.): **16-12-331-013-0000**

GRANTOR hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This Deed is conveyed SUBJECT TO: (1) general real estate taxes not due and payable as of the date hereof; (2) covenants, conditions and restrictions of record; and (3) building lines and easements.

In Witness hereof, the Grantor(s) sign and seal this conveyance on November 14, 2017.


/s/ Karen L. Prowell
Karen L. Prowell

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I, CARLO D'AGOSTINO, a Notary Public in and for Du Page County, in the State of Illinois, do hereby CERTIFY that:

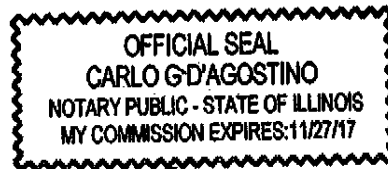
Karen L. Prowell

is/are personally know to me or have proven by satisfactory evidence to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument and that said person(s) appeared before me this day in person and acknowledged their signature, seal, and intended delivery of the said instrument herein and their free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and official seal this 14 day of November, 2017.



Commission Expires:



Notary Public



Prepared by:

Law Offices of Carlo G. D'Agostino
422 W. Wesley Street, Wheaton, Illinois 60187
Phone: (630) 784-0446
Facsimile: (630) 682-3749
www.ilatty.com

REAL ESTATE TRANSFER TAX		14-Nov-2017
	COUNTY:	31.50
	ILLINOIS:	63.00
	TOTAL:	94.50
16-12-331-013-0000		20171101652649 0-354-67-376

REAL ESTATE TRANSFER TAX		14-Nov-2017
	CHICAGO:	472.50
	CTA:	189.00
	TOTAL:	661.50 *
16-12-331-013-0000		20171101652649 1-407-266-848

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

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15828-17-280585-IL

Property Address: 2835 W. Warren Boulevard, Chicago, IL 60612

Parcel ID: 16-12-331-013-0000

LOT 2 IN THE SUBDIVISION OF LOTS 12, 13, 14 AND 15 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 28 IN D. S. LEE AND OTHERS' SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

2835 W. Warren Boulevard,
Chicago, IL., 60612

Pin: 16-12-331-013-0000

Property of Cook County Clerk's Office