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Chicago Title Insurance Company

UNOFFICIAL COPY

Doc#: 1733539046 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/01/2017 09:47 AM Pg: 1 of 2

Dec ID 20171101657041
ST/CO Stamp 0-416-522-272 ST Tax \$115.00 CO Tax \$57.50
City Stamp 1-758-699-552 City Tax: \$1,207.50

WARRANTY DEED

Property of Cook County Clerk's Office

THE GRANTORS, Nassrin Amir, a married woman, of 36 Sheffield, Oak Brook, IL 60523, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Gustavo Chavez, a single man all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 38 IN BLOCK 5 IN COBE AND MCKINNON'S 59TH STREET AND WESTERN AVENUE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

Grantor, for herself and her successors, further covenant, promise and agree with Grantee, his heirs and assigns, that she has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that she will warrant and defend the property against all persons lawfully claimed by, through or under them.

Hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 19-13-224-003-0000
Address(es) of Real Estate: 5809 S. Rockwell, Chicago, Illinois 60629

NOT A HOMESTEAD PROPERTY

UNOFFICIAL COPY

Dated this 20 day of November, 2017.

Nassrin H. Amir
Nassrin Amir

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Nassrin Amir, personally known to me to be the same person(s) whose name(s) 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 20 day of November, 2017.



Alison Pechnik (Notary Public)

Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road, Suite 206
Oak Brook, IL 60523

Mail To:
Sarah Sutton, Esq.
Sutton Law, LLC
2049 W. McLean
Chicago, IL 60290

REAL ESTATE TRANSFER TAX		30-Nov-2017
	CHICAGO:	862.50
	CTA:	345.00
	TOTAL:	1,207.50 *
19-13-224-003-0000 20171101657041 0-495-380-416		
* Total does not include any applicable penalty or interest due.		

Name & Address of Taxpayer:
Gustavo Chavez
5809 S. Rockwell
Chicago, IL 60629

REAL ESTATE TRANSFER TAX		30-Nov-2017
	COUNTY:	57.50
	ILLINOIS:	115.00
	TOTAL:	172.50
19-13-224-003-0000 20171101657041 1-181-526-048		