


UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
JOINT TENANCY
MAIL TO:
Allison D. Kuhr
5842 N. SPENDING
APT 1
CHICAGO IL 60659

TAX BILL TO:
Allison D. Kuhr
5842 N. SPENDING
APT 1
CHICAGO IL 60659


1736244044

Doc# 1736244044 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 12/28/2017 12:41 PM PG: 1 OF 3

THE GRANTOR: GUS MAVRAGANES, DIVORCED MAN, NOT SINCE REMARRIED, AND NOT A PARTY TO THE CIVIL UNION, ANGELO MAVRAGANES, DIVORCED MAN NOT SINCE REMARRIED, AND NOT A PARTY TO THE CIVIL UNION, PETER MAVRAGANES a/k/a PETE MAVRAGANES, MARRIED TO TINA MAVRAGANES, AND MARIA J. MAVRAGANES, DIVORCED WOMAN, NOT SINCE REMARRIED, AND NOT A PARTY TO THE CIVIL UNION, of 5927 N Jersey Avenue, Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEY and WARRANT to ALLISON D KUHR, AN UNMARRIED PERSON, and NICHOLAS J MAVRAGANES, UN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2017 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any ; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: 13-02-407-011-0000


PROPERTY ADDRESS: 5927 N JERSEY AVE CHICAGO, IL 60659

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

THIS IS NOT HOMESTEAD PROPERTY AS TO TINA MAVRAGANES

DATED THIS 19th DAY OF DEC, 2017

REAL ESTATE TRANSFER TAX	28-Dec-2017
CHICAGO:	1,500.00
CTA:	600.00
TOTAL:	2,100.00 *



13-02-407-011-0000 | 20171201668704 | 0-695-605-280

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

After recording mail to:
Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

AT170007 4/5

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Gus Mavraganes

Gus Mavraganes, by
Angelo Mavraganes as his
Attorney in fact

Angelo Mavraganes

Angelo Mavraganes

Pete Mavraganes

Peter Mavraganes
a/k/a Pete Mavraganes by Angelo
Mavraganes as his
Attorney in fact

Maria J. Mavraganes

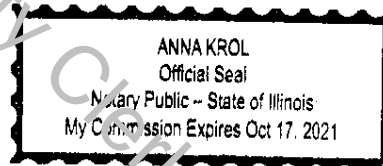
Maria J. Mavraganes, by Angelo
Mavraganes as her Attorney in fact

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **Gus Mavraganes by Angelo Mavraganes as his Attorney in fact, Angelo Mavraganes, Peter Mavraganes a/k/a Pete Mavraganes by Angelo Mavraganes as his Attorney in fact, and Maria J. Mavraganes by Angelo Mavraganes as her Attorney in fact**, are personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 this 19th Day of DEC, 2017.
Commission expires 10/17/21.



NOTARY PUBLIC

[Signature]



Prepared by:

Alicja M. Sroka
Alicja M. Sroka & Associates, P.C
Attorney at Law
7742 W. Higgins Rd. Unit C102
Chicago, Illinois 60631

REAL ESTATE TRANSFER TAX		28-Dec-2017
COUNTY:		100.00
ILLINOIS:		200.00
TOTAL:		300.00
 		
13-02-407-011-0000 20171201668704 0-569-848-864		

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ALTA COMMITMENT 2006

File No. AT170007
Associated File No:

EXHIBIT A

LOT 11 IN BLOCK 1 IN OLIVER SALINGER AND COMPANY'S KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, LYING WEST OF THE WEST LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF THE SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE DEDICATED), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property:
5927 N JERSEY AVE
CHICAGO, IL 60659

Parcel ID Number: 13-02-407-011-0000