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1812055165D

WARRANTY DEED Statutory (ILLINOIS)

Doc# 1812055165 Fee \$66.25

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/30/2018 02:36 PM PG: 1 OF 3

THE GRANTOR:

1961 Balmoral, LLC, an Illinois
Limited Liability Company,
for and in consideration of TEN
DOLLARS (\$10.00) in hand paid,
CONVEYS and WARRANTS to

(The Above Space for Recorder's Use Only)

THE GRANTEE:

Edmond Boone and Joan Boone, husband and wife, as Tenants by the Entirety, the following described
Real Estate situated in the County of Cook, Illinois, to-wit:

Lot 9 in Block 2 in Nicholas Miller's Subdivision of the South West Quarter of the North East Quarter of
Section 7, Township 40 North, Range 14 East of the Third Principal Meridian, (except the East 511 feet
thereof) in Cook County, Illinois

Property Index Number (PIN): 14-07-210-004-0000
Address of Real Estate: 1961 W. Balmoral Ave., Chicago, IL 60640

Hereby releasing and waiving all rights under the laws of the State of Illinois, to have and hold said
premises, forever. Subject to: easements for public utilities, covenants, conditions and restrictions of
record, and general real estate taxes for the year 2017 and subsequent years.

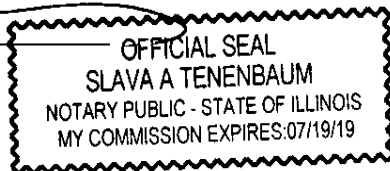
Erika Kahanets (Seal)

Erika Kahanets, Manager, 1961 Balmoral, LLC

I, the undersigned, a Notary Public in and for the State of Illinois, do hereby certify that Erika Kahanets,
personally known to me to be the same person whose name is subscribed to the foregoing instrument,
appeared before me this day in person, and acknowledged that she signed, sealed and delivered said
instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of April, 2018.

Notary Public



Returns:

Advisors Title Network, LLC

900 Skokie Blvd Ste. 255

Northbrook, IL 60062

(847) 496-9100 ATN18-126302

This instrument was prepared by:

S. Aaron Tenenbaum
2222 Chestnut Ave., Ste. 201, Glenview, IL 60026

~~Mail to:~~

*Edmond Boone
1961 W. Balmoral Ave.
Chicago, IL 60640*

Send Subsequent Tax Bills to:

*Edmond Boone
1961 W. Balmoral Ave*

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

23-Apr-2018



CHICAGO:

6,150.00

STA:

2,460.00

TOTAL:

8,610.00

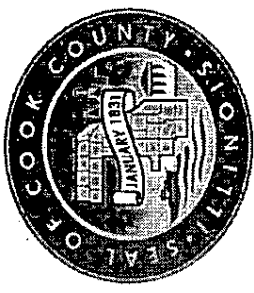
14-07-210-004-0000 | 20180401651609 | 1-019-381-024

* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

23-Apr-2018



COUNTY:
ILLINOIS:
TOTAL:

410.00
820.00
1,230.00

14-07-210-004-0000

20180401651609

0-664-814-880

Property of Cook County Clerk's Office