



1812213016D

Doc# 1812213016 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/02/2018 10:47 AM PG: 1 OF 3

WARRANTY DEED

THE GRANTOR, CANAVAN & SONS, LLC, an duly organized Illinois LLC, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid,

CONVEY(S) and WARRANT(S) to David Canavan in fee simple, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 10 AND 11 IN BLOCK 3 IN HARVEY HILL AND COMPANY'S SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1915 AS DOCUMENT 5557020 (EXCEPT THE PART THEREOF TAKEN FOR WIDENING ELSTON AVENUE) IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

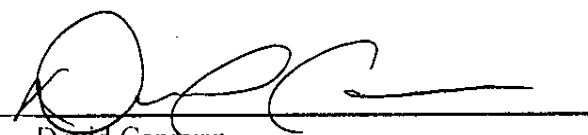
1. Private, public and utility easements and roads and highways;
2. General taxes for the year 2017 and subsequent years,

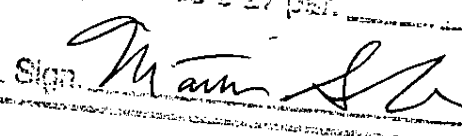
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index	13-05-405-001-0000
Number(s):	13-05-405-002-0000

Address(es) of Real Estate: 5941 N. Austin Ave.
Chicago, IL 60646

Dated this 24th day of April, 2018.

By: 
David Canavan
Managing Member of Canavan & Sons, LLC

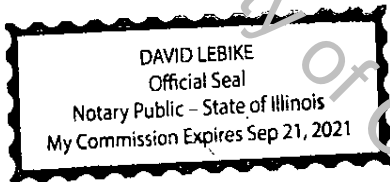
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 2 and Cook County Ord. 88-0-27 per.
Date 5/2/18 Sign. 

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DAVID CANAVAN, 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 24th day of April, 2018.



David Lebike

 Notary Public

Prepared by:

Law Offices of Matthew M. Saffar
 800 E. Northwest Highway, Suite 1095
 Palatine, IL 60074

Mail to:

Law Offices of Matthew M. Saffar, LLC
 800 E. Northwest Highway, Suite 1095
 Palatine, IL 60074

Name and Address of Taxpayer:

David Canavan
 7809 W. Farragut Ave.
 Chicago, IL 60656

REAL ESTATE TRANSFER TAX		02-May-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-05-405-001-0000 | 20180401652871 | 0-714-134-816

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

REAL ESTATE TRANSFER TAX		02-May-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-05-405-001-0000 | 20180401652871 | 0-172-123-424

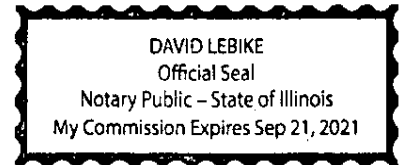
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4/25/18 Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID David Conavan THIS 25th DAY OF April 2018.

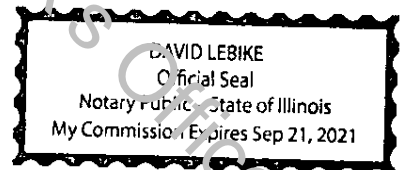


NOTARY PUBLIC [Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 4/25/18 Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID David Conavan THIS 25th DAY OF April 2018.



NOTARY PUBLIC [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]