



1821904061D

Doc# 1821904061 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/07/2018 01:13 PM PG: 1 OF 2

WARRANTY DEED

The Grantor, HJH Homes, Inc., an Illinois Corporation, with principal place of business located in Oak Brook, County of DuPage, Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants to Anthony Adreani and Deborah Adreani, husband and wife, and Caleb A. Adreani, all three as JOINT TENANTS

ADREANI HJH

the following described real estate situated in the County of Cook County, in Illinois:

See Attached Legal Description

Subject to General real estate taxes not yet due and payable, Building, building line and use or occupancy restrictions, conditions and covenants of record, Zoning laws and ordinances, Easements for public utilities, to have and to hold the premises forever. This is not homestead property.

Permanent Index Number: 13-25-408-006-0000 Vol. 529

Address of Real Estate: 2637 N. California Ave Chicago IL 60647

HJH Homes, Inc., by:

Henry J. Haff
Henry J. Haff, President

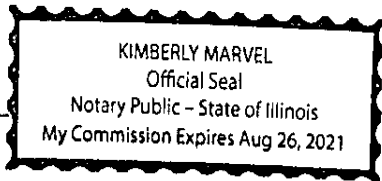
State of Illinois)
)SS
County of DuPage)

FIRST AMERICAN TITLE
FILE # 2931981

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Henry J. Haff, personally known to me to be the President of HJH Homes, Inc., and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his 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 seal,
this 30th day of July, 2018

Kimberly Marvel
Notary Public



This instrument was prepared by Steve Cole, 1N680 Western Ave., Glen Ellyn, IL 60137-3421

Anthony Adreani
Mail Tax bills to:
2637 CALIFORNIA BLVD
Ave @
P.O. Box 56402
CHICAGO, IL 60656

Mail recorded document to:
JENNIS DAPRATO
7507 W. BELMONT
CHICAGO, IL 60634

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EXHIBIT A

UNOFFICIAL COPY


LEGAL DESCRIPTION



Legal Description: LOT 32 AND THE NORTH 1/2 OF LOT 31 IN BLOCK 2 IN HARRIET FARLIN'S SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 13-25-408-006-0000 VOL. 529

Property Address: 2637 N California Avenue, Chicago, Illinois 60647

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		01-Aug-2018
	CHICAGO:	4,875.00
	CTA:	1,950.00
	TOTAL:	6,825.00 *
13-25-408-006-0000 20180701641662 0-440-448-800		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		01-Aug-2018
	COUNTY:	325.00
	ILLINOIS:	650.00
	TOTAL:	975.00
13-25-408-006-0000 20180701641662 1-786-615-584		