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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1825655114 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2018 12:09 PM Pg: 1 of 3

Dec ID 20180801662533
ST/CO Stamp 0-629-321-888 ST Tax \$705.00 CO Tax \$352.50
City Stamp 2-077-479-072 City Tax: \$7,402.50

(The Above Space for Recorder's Use Only)

THE GRANTOR Ann M. Ziolkowski, single, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Sarah Ghorbanian, a single woman, of 6148 N. Central Park Avenue, Chicago, IL 60659, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

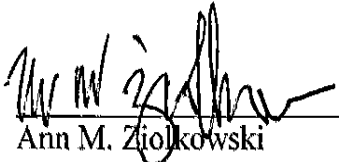
SEE ATTACHED LEGAL DESCRIPTION


Permanent Index Number(s): 14-05-316-029-0000
Property Address: 1439 West Victoria Street, Chicago, IL 60660

SUBJECT TO: Covenants, conditions and restrictions of record, utility easements and general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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



Dated this 5 day of September, 2018.

 (Seal)
Ann M. Ziolkowski

REAL ESTATE TRANSFER TAX		13-Sep-2018
	CHICAGO:	5,287.50
	CTA:	2,115.00
	TOTAL:	7,402.50 *

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

REAL ESTATE TRANSFER TAX		13-Sep-2018
	COUNTY:	352.50
	ILLINOIS:	705.00
	TOTAL:	1,057.50

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Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

BW1804 3202 1/2 KA

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Ann M. Ziolkowski 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 in the 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 notarial seal, this 5 day of Sept, 2018.

Dawn M. Gerlach
Notary Public



THIS INSTRUMENT PREPARED BY
Drost Kivlahan McMahon & O'Connor LLC
11 South Dunton Ave
Arlington Heights, IL 60005

MAIL TO:

Law Offices of Jeffery Ryan Evans.
~~200 E. Randolph St. Fl 8~~
~~Chicago, IL 60601~~
6767 N. Milwaukee, 202
Niles, IL 60712

SEND SUBSEQUENT TAX BILLS TO:

Sarah Ghorbanian
1439 West Victoria Street
Chicago, IL 60660

Clerk's Office

BW18043202

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Exhibit A

LOT 15 IN CLARK STREET ADDITION TO EDGEWATER, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 43 RODS THEREOF AND EAST OF CLARK STREET IN COOK COUNTY, ILLINOIS.

PIN: 14-05-316-029-0000

For Informational Purposes only: 1439 West Victoria Street, Chicago, IL 60660

Property of Cook County Clerk's Office