

UNOFFICIAL COPY

PREPARED BY:

Galanopoulos & Galgan
Dean G. Galanopoulos
340 Butterfield Road, Suite 1A
Elmhurst, IL 60126

MAIL TAX BILL TO:

JT Real Holdings LLC
33 N. Dearborn St., Suite 1907
Chicago, IL 60602

MAIL RECORDED DEED TO:

Ivaylo Tchernev
33 N. Dearborn, #1907
Chicago, IL 60602
180194809036

Doc#: 1827649059 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 10/03/2018 09:30 AM Pg: 1 of 2

Dec ID 20180901676275

ST/CO Stamp 1-079-945-376 ST Tax \$495.00 CO Tax \$247.50

City Stamp 0-621-914-272 City Tax: \$5,197.50

INDIVIDUAL TO CORPORATE WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Robert Klimson and Lee Anne Klimson, husband and wife, of the City of Addison, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to JT Real Holdings LLC a corporation created and existing under and by virtue of the laws of the State of Illinois, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

LOT 27 IN BLOCK 12 (EXCEPT PART OF LOT 27, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 27; THENCE ALONG AN ASSUMED BEARING NORTH 00 DEGREES 13 MINUTES 46 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 27 A DISTANCE OF 2.438 METERS (8.00 FEET); THENCE SOUTH 54 DEGREES 33 MINUTES 55 SECONDS EAST A DISTANCE OF 4.102 METERS (13.46 FEET) TO A POINT ON THE SOUTH LINE OF SAID LOT 27; THENCE SOUTH 88 DEGREES 58 MINUTES 32 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 27 A DISTANCE OF 3.353 METERS (11.00 FEET) TO THE POINT OF BEGINNING) IN MC COLLAM AND KRUGGELL'S ADDITION TO NORWOOD PARK, IN THE WEST ½ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-07-130-008-0000

Property Address: 5201 N. Harlem Avenue, Chicago, IL 60656

Subject, however, to the general taxes for the year of 2018 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60604-4350
Recording Department

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Dated this 14th Day of September, 20 18Robert Klimson

Robert Klimson

Lee Anne Klimson

Lee Anne Klimson

STATE OF Illinois)
COUNTY OF DuPage) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Klimson and Lee Anne Klimson, personally known to me to be the same persons whose names 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 notarial seal, this 14th Day of September, 20 18Victoria Wankat

Notary Public

My commission expires: 06/04/20