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Doc#: 1831219037 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/08/2018 09:31 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20181001615991
ST/CO Stamp 1-705-286-816 ST Tax \$500.00 CO Tax \$250.00
City Stamp 0-296-426-656 City Tax: \$5,250.00

Above Space for Recorder's Use Only

THE GRANTOR, Avi Ron, a married man, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to The Jeffrey Frankel Living Trust ~~dated~~ ^{*dated} November 20, 1998, _____, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made par. hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

THIS IS NOT A HOMESTEAD PROPERTY AS TO THE GRANTOR'S SPOUSE

SUBJECT TO: General taxes for 2018 and subsequent years; covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 13-12-108-011-0000; 13-12-108-012-0000

Address of Real Estate: 2945-49 W. Catalpa Ave., Chicago, IL 60625

The date of this deed of conveyance is October 15, 2018.

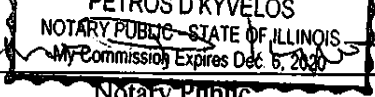
Avi Ron

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Avi Ron, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he and/or she signed said instrument as his and/or her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

(My Commission Expires 12/6/20)

Given under my hand and official seal


Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as 2945-49 W. Catalpa Ave., Chicago, IL 60625

See attached.

Property of Cook County Clerk's Office

This instrument was prepared by:
Ivan Puljic
Law Offices of Ivan Puljic, Ltd.
10 S. LaSalle St. Suite 2920
Chicago, IL, 60603

Send subsequent tax bills to:

Jeff Frankel
5315 N Clark St., #624
Chicago, IL. 60640

Recorder-mail recorded document to:

Fox Swibel Levin & Carroll LLP
200 W. Madison Street, Suite 3000
Chicago, IL. 60606

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CHICAGO TITLE
COMPANY

LEGAL DESCRIPTION

Order No.: 18CSA467223LP

For APN/Parcel ID(s): 13-12-108-011-0000 and 13-12-108-012-0000

LOT 1249 AND 1250 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NUMBER 4, BEING A SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SANITARY DISTRICT OF CHICAGO, EXCEPT THE NORTH 33 FEET TAKEN FOR BRYN MAWR AVENUE, AS PER PLAT THEREOF RECORDED APRIL 30, 1927, AS DOCUMENT #9626369, IN COOK COUNTY, ILLINOIS,

Property of Cook County Clerk's Office