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SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1918445009 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/03/2019 09:36 AM Pg: 1 of 3

Dec ID 20190601615485
ST/CO Stamp 1-929-451-616 ST Tax \$1,840.00 CO Tax \$920.00
City Stamp 0-858-214-496 City Tax: \$19,320.00

Preparer File:
FATIC No.: 2966483

THE GRANTOR(S) Thomas M. Troy and Darcel D. Troy, his wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Ilan Y. Grinberg and Katheryn L. Grinberg, husband and wife, of 1916 W. Bradley Place, Chicago, of the County of Cook, State of Illinois, not in tenancy in common, not in joint tenancy, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Grantors, for themselves and their successors and assigns, hereby covenant and represent that they have not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that they will warrant and defend the premises against all persons lawfully claiming by, through or under the Grantors.

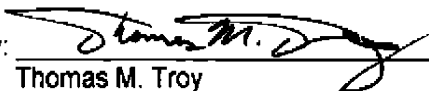
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

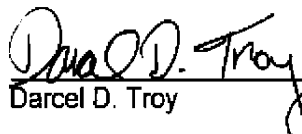
Permanent Real Estate Index Number(s): 14-19-214-048-0000

**FIRST AMERICAN TITLE
FILE # 2966483**

Address(es) of Real Estate: 3820 N. Paulina Street
Chicago, IL 60613

Dated this 11th day of May, 20 19

By: 
Thomas M. Troy

By: 
Darcel D. Troy



First American
Title Insurance Company

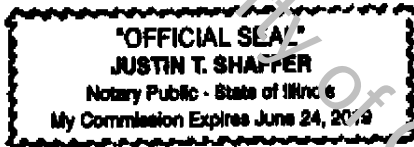
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Prepared by:
Drake James Leoris, Jr.
Leoris & Cohen, P.C.
622 Laurel Avenue
Highland Park, IL 60035

STATE OF Illinois, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas M. Troy, 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 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 official seal this 11th day of May, 20 19.

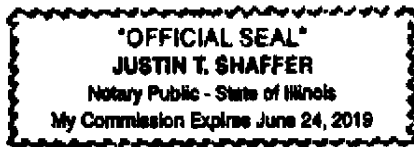


[Signature]
Notary Public

STATE OF Illinois, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Darcel D. Troy, 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 the said 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 official seal this 11th day of May, 20 19.



[Signature]
Notary Public

Mail to:
Leo G. Aubel
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604

Name and Address of Taxpayer:
Ilan Y. Grinberg and
Katheryn L. Grinberg
3820 N. Paulina Street
Chicago, IL 60613



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Exhibit "A" – Legal Description

LOT 16 AND THE NORTH 3 FEET OF LOT 17 IN BLOCK 1 IN JAMES ROOD'S JR.'S SUBDIVISION OF BLOCKS 17 AND 20 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantees; all special governmental taxes or assessments, confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of closing.

Property of Cook County Clerk's Office



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