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Doc#: 1927415029 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/01/2019 11:57 AM Pg: 1 of 4

Dec ID 20190901685488
ST/CO Stamp 0-282-969-696 ST Tax \$745.00 CO Tax \$372.50
City Stamp 1-728-415-328 City Tax: \$7,822.50

0019024070 10/2

**FIDELITY NATIONAL
TITLE INSURANCE**

**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTORS, 1128 W. ADDISON CHICAGO, LLC, a Delaware Limited Liability Company, of the City of Fort Lauderdale, County of Broward, State of Florida, for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to NADER FOROUZI and IRAN SOBHANI, _____, of Chicago, Illinois, of the County of Cook, 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

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of Closing.

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): 14-20-225-022-0000
Address(es) of Real Estate: 1128 W. ADDISON ST., CHICAGO, IL 60613

Dated this 10th day of September, 20 19


1128 W. ADDISON CHICAGO, LLC, by
JACOB GRUVER, Manager

FIDELITY NATIONAL TITLE

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STATE OF ILLINOIS, COUNTY OF COOK _____ SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JACOB GRUVER 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 he signed, sealed and delivered the said instrument as this 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 10 day of September, 20 19.



[Signature] (Notary Public)

Prepared by:
LAW OFFICES OF JONATHAN M. AVEN
LTD.
180 N. MICHIGAN AVE. #2105
CHICAGO, IL 60601

Mail to:
Barbara Goodman
555 Skokie Blvd 250
Northbrook IL 60062

Name and Address of Taxpayer:
NADER FOROUZI and IRAN SOBHANI
1128 W. ADDISON ST.
CHICAGO, IL 60613

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REAL ESTATE TRANSFER TAX

30-Sep-2019



CHICAGO: 5,587.50

CTA: 2,235.00

TOTAL: 7,822.50 *

14-20-225-022-0000 | 20190901685488 | 1-726-415-3228

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

REAL ESTATE TRANSFER TAX

30-Sep-2019



COUNTY: 372.50

ILLINOIS: 745.00

TOTAL: 1,117.50

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EXHIBIT A

Order No.: OC19024070

For APN/Parcel ID(s): 14-20-225-022-0000

For Tax Map ID(s): 14-20-225-022-0000

LOT 36 IN SUBDIVISION OF THAT PART OF BLOCK 13 LYING WEST OF GREEN BAY ROAD IN LAFLIN SMITH AND DYER'S SUBDIVISION OF THE NORTH EAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTH EAST CORNER) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office