

UNOFFICIAL COPY

Doc# 1932234130 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/18/2019 01:24 PM Pg: 1 of 3

WARRANTY DEED

JOINT TENANTS

Dec ID 20191001629054
ST/CO Stamp 0-038-209-888 ST Tax \$335.00 CO Tax \$167.50
City Stamp 1-857-194-336 City Tax: \$3,702.63

Stz 543585
10F2
SM

Property of Cook County Clerk's Office

A MARRIED MAN,

THE GRANTOR(S), Israel Rosenbaum, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Or Gera, Helena Gera of Chicago in the county of Cook of the State of Illinois, as JOINT TENANTS, the following described Real Estate:

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

*THIS IS NOT A HOMESTEAD PROPERTY

COMMONLY KNOWN AS: 3246 N Ozark Ave, Chicago IL 60634

PIN: 12-24-328-013-0000 (Volume number 314)

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises not as tenants in common, but as JOINT TENANTS.

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 20____ and subsequent years.

DATED this 10th day of October, 2019



Israel Rosenbaum

(SEAL)

(SEAL)

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Israel Rosenbaum, 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/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 11th day of Oct, 2019.



NOTARY PUBLIC


SHALOM H. GOTTLIEB
Notary Public - State of New York
No. 01GO6287696
Qualified in Kings County
My Commission Expires August 19, 2021

PREPARED BY:
Salvador Cicero
901 W. Jackson Suite 400
Chicago, IL, 60607



MAIL TO:
Or Gera
7061 N. Kelzie Ave. Ste 502
CHICAGO IL 60645

SEND SUBSEQUENT TAX BILLS TO:
Or Gera, Helena Gera
3246 N. Ozark Ave.
CHICAGO IL 60634

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		15-Nov-2019
	CHICAGO:	2,512.50
	CTA:	1,005.00
	TOTAL:	3,517.50 *

12-24-328-013-0000 | 20191001629054 | 1-857-194-336
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		15-Nov-2019
	COUNTY:	167.50
	ILLINOIS:	335.00
	TOTAL:	502.50

12-24-328-013-0000 | 20191001629054 | 0-038-209-888

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Exhibit A - Legal Description

LOT 2 IN BLOCK 16 IN GAUNTLETT, FEUERBORN AND KLODE'S BELMONT HEIGHTS SECOND ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF TILE EAST 1/2 OF THE SOUTHWEST 1/4 FRACTIONAL 1/4 OF FRACTIONAL SECTION 24, SOUTH OF INDIAN BOUNDARY LINE, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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