

# UNOFFICIAL COPY



Doc# 1932506148 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/21/2019 03:21 PM PG: 1 OF 3

## WARRANTY DEED

THE GRANTORS,  
Samuel N. Talsma and  
Tian Xia,  
husband and wife,

of the City of Chicago, County of Cook,  
State of Illinois,

For and in consideration of the sum of  
TEN DOLLARS, and other good and  
valuable consideration in hand paid,

CONVEY and WARRANT to  
Jacob A. Simanowitz and  
Sarah Thompson,  
husband and wife, OF

Chicago, Illinois

As Tenants by the Entirety, the following described Real Estate situated in the County of Cook,  
in the State of Illinois, to wit:

THAT PART OF LOTS 16 AND 17 IN BLOCK 6 IN JOHN TURNER'S HEIR'S  
SUBDIVISION OF BLOCKS 1,2,3 AND 4 OF JOHN TURNER'S SUBDIVISION OF THE  
SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH,  
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF LINCOLN  
AVENUE EXCEPT THAT PART OF THE NORTH QUARTER OF THE NORTH WEST  
QUARTER OF SAID SOUTHWEST QUARTER WEST OF WOLCOTT STREET  
DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH WEST CORNER OF LOT  
17 THENCE EAST ON THE SOUTH LINE OF LOT 17 A DISTANCE OF 85 FEET; THENCE  
NORTH PARALLEL WITH THE WEST LINE OF LOTS 16 AND 17 TWENTY FEET;  
THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOTS 16 AND 17, 10 FEET;  
THENCE NORTH PARALLEL WITH THE WEST LINE OF LOT 16 AND 17, 35 FEET TO  
THE NORTH LINE OF LOT 16; THENCE WEST ON THE NORTH LINE OF LOT 16, 5  
FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF LOTS 16 AND 17, 29.80  
FEET; THENCE WEST IN A STRAIGHT LINE, 90 FEET TO THE NORTH WEST CORNER  
OF LOT 17; THENCE SOUTH ON THE WEST LINE OF LOT 17, 25 FEET TO THE POINT  
OF BEGINNING, IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 3721 N. Damen Ave., Chicago, IL 60618

PERMANENT TAX INDEX NUMBER: 14-19-218-040-0000

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

19103837 112

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Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: [a] General real estate taxes not due and payable at the time of closing; [b] building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; [c] zoning laws and ordinances which conform to the present usage of the premises; [d] public and utility easements which serve the premises; and [e] public roads and highways, if any.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as forever.

DATED this 10 day of October, 2019.



\_\_\_\_\_  
Samuel N. Talsma

\_\_\_\_\_  
Tian Xia

REAL ESTATE TRANSFER TAX		07-Nov-2019
	<b>CHICAGO:</b>	4,725.00
	<b>CTA:</b>	1,890.00
	<b>TOTAL:</b>	6,615.00 *

14-19-218-040-0000 | 20191001630869 | 0-564-777-312

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

REAL ESTATE TRANSFER TAX		08-Nov-2019
 	<b>COUNTY:</b>	315.00
	<b>ILLINOIS:</b>	630.00
	<b>TOTAL:</b>	945.00

14-19-218-040-0000 | 20191001630869 | 1-722-831-200

Property of Cook County Clerk's Office

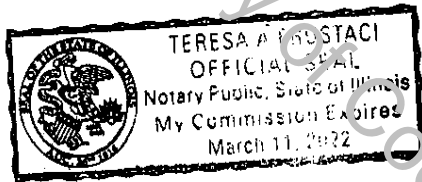
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STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK        )

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Samuel N. Talsma and Tian Xia, personally known to me to be the same people 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 official seal, this 12 day of October, 2019.



Teresa A. Probstaci  
Notary Public

The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 3/11/22

**This instrument prepared by:**  
Leo G. Aubel  
Howard & Howard Attorneys PLLC  
200 S. Michigan Ave., Suite 1100  
Chicago, IL 60604-2461

**Send subsequent tax bills to:**  
Jacob A. Simanowitz / Sarah Thompson  
3721 N. Damen Ave.,  
Chicago, IL 60618

**Mail to:**  
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\_\_\_\_\_

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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