

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2004908157 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/18/2020 10:54 AM Pg: 1 of 3

Dec ID 20200201612740  
ST/CO Stamp 0-505-698-144 ST Tax \$230.00 CO Tax \$115.00  
City Stamp 1-853-065-056 City Tax: \$2,415.00

THE GRANTOR, Davoud Chitsaztehrani and Claudia Garcia, as husband and wife, of the city of Chicago, Illinois, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to, Beatriz Covarrubias and Juan De Dios Covarrubias, as husband and wife, as tenants by the entirety, of the city of Chicago, County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See page 3 for the legal description attached hereto and made part hereof), hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

**SUBJECT TO:** General Taxes for 2019 and subsequent years;  
Covenants, conditions, restrictions of record, if any;

Permanent Real Estate Index Number(s):. 12-24-321-009-0000

Address of Real Estate: 3331 N. Ozark<sup>Ave</sup>, Chicago, Illinois 60634

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Dated this 11<sup>th</sup> day of February, 2020

Davoud Chitsaz Tehrani

Grantor, Davoud Chitsaztehrani, Grantor

Claudia Garcia

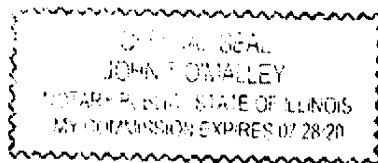
Grantor, Claudia Garcia, Grantor

STATE OF Illinois COUNTY OF Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Davoud Chitsaz Tehrani and Claudia Garcia is personally known to me to be the person(s) whose name(s) 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 11<sup>th</sup> day of February, 2020

[Signature]  
(Notary Public)

Prepared By:  
Maria A. Pavone Macek  
Attorney At Law  
8546 W. Lawrence  
Norridge, Illinois 60706



Mail To: Imran Khan 1000 N. Milwaukee Ave # 203 Chicago, IL 60642  
Name and Address of Taxpayer:  
Beatriz Covarrubias  
3331 N. DUNK Ave  
Chicago, IL 60634


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## Legal Description

LOT 28 IN BLOCK 10 IN GAUNTLETT FEUERBORN AND KLODE'S BELMONT HEIGHT SECOND ADDITION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF FRACTIONAL SECTION 24, SOUTH OF THE INDIAN BOUNDARY, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:  
3331 N Ozark Ave  
Chicago, IL 60634

Pin:  
12-24-321-009-0000

REAL ESTATE TRANSFER TAX		12-Feb-2020
	CHICAGO:	1,725.00
	CTA:	890.00
	TOTAL:	2,415.00 *

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

REAL ESTATE TRANSFER TAX		12-Feb-2020
	COUNTY:	115.00
	ILLINOIS:	230.00
	TOTAL:	345.00

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Property of Cook County Clerk's Office