

# UNOFFICIAL COPY

This document prepared by: )

Name: Ryan Krueger )

Firm/Company: Law Office of Ryan Krueger )

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Phone: 312-498-4586 )



Doc# 2005045001 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/19/2020 09:12 AM PG: 1 OF 3

**FIRST AMERICAN TITLE**

**FILE #** 2163097

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**20-14-310-087-0000**

(Parcel Identification Number)

## WARRANTY DEED

THE GRANTOR **61<sup>ST</sup> & ELLIS, LLC**, AN ILLINOIS LIMITED LIABILITY COMPANY, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **NICOLAS CHEVRIER AND SHEILA KOHANTEB, HUSBAND AND WIFE**, with a current address of \_\_\_\_\_

\_\_\_\_\_, hereinafter collectively referred to as "Grantee", not as tenants in common or as joint tenants, but rather as **TENANTS BY THE ENTIRETY** with rights of survivorship, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

*See Attached Legal*

**THE NORTH HALF OF LOT 19 IN THE SUBDIVISION OF BLOCK 3 (EXCEPT THE NORTH 50 FEET THEREOF) OF CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE 2 1/2 ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 6123 S. ELLIS AVENUE, CHICAGO, ILLINOIS 60637.**

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

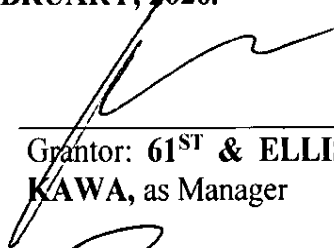
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns, forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

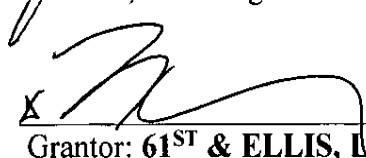
*Handwritten notes and signatures:*  
3  
N  
10  
Dr

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WITNESS Grantor's hand this 10<sup>TH</sup> day of FEBRUARY, 2020.



Grantor: 61<sup>ST</sup> & ELLIS, LLC, by MARCIN KAWA, as Manager



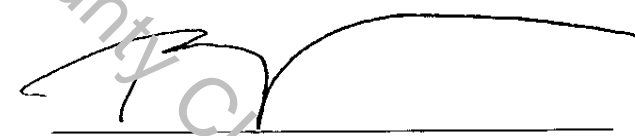
Grantor: 61<sup>ST</sup> & ELLIS, LLC, by BENJAMIN VAN HORNE, as Manager

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARCIN KAWA and BENJAMIN VAN HORNE personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this 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 notarial seal this 10<sup>TH</sup> day of FEBRUARY, 2020.





Notary Public

MAIL DEED, AFTER RECORDING, TO:

Sheila Kohanteb  
6123 S Ellis Ave  
Chicago, IL 60637

SEND FUTURE TAX BILLS TO:

Sheila Kohanteb  
6123 S. Ellis Ave  
Chicago, IL 60637.

| REAL ESTATE TRANSFER TAX | 14-Feb-2020       |
|--------------------------|-------------------|
| CHICAGO                  | 5,707.50          |
| CTA                      | 2,283.00          |
| <b>TOTAL:</b>            | <b>7,990.50 *</b> |

20-14-310-087-0000 | 20200201615400 | 0-979-973-984  
\* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | 14-Feb-2020     |
|--------------------------|-----------------|
| COUNTY:                  | 380.50          |
| ILLINOIS:                | 761.00          |
| <b>TOTAL:</b>            | <b>1,141.50</b> |

20-14-310-087-0000 | 20200201615400 | 1-852-987-232

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: LOT 19 (EXCEPT THE NORTH HALF THEREOF) IN THE SUBDIVISION OF BLOCK 3 (EXCEPT THE NORTH 50 FEET THEREOF) OF CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE 2 1/2 ACRES) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 20-14-310-087-0000

Property Address: 6123 South Ellis Avenue, Chicago, Illinois 60637

Property of Cook County  
Cook County  
RECORDER OF DEEDS  
Cook County Clerk's Office  
RECORDER OF DEEDS