

UNOFFICIAL COPY

Doc#: 2013620177 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/15/2020 11:29 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20200401659359
ST/CO Stamp 0-273-835-232 ST Tax \$247.50 CO Tax \$123.75
City Stamp 1-173-263-584 City Tax: \$2,598.75

MAIL TO:

Charles Izenstark, II
Law Office of Charles Izenstark, II
4850 S. Lake Park Avenue, Suite #907
Chicago, IL 60615

NAME & ADDRESS OF TAXPAYER:

Timothy L. Harder
4440 N. Hazel Avenue, Unit #2
Chicago, IL 60640

GRANTOR(S), Louis Anthony Navarro, married to Nicole R. Navarro, of 3839 N. Sacramento Avenue, Chicago, IL 60618, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Timothy L. Harder of 4440 N. Hazel Avenue, Chicago, IL 60640, all interest in the following described real estate situated in Cook County and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

Permanent Index No(s): 14-17-226-025-1010
Property Address: 4440 N. Hazel Avenue, Unit #2, Chicago, IL 60640

SUBJECT TO:

(1) General real estate taxes for the year 2019 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

DATED this X 15th day of X April, 2020.

X Louis Anthony Navarro
Louis Anthony Navarro

X Nicole R. Navarro
Nicole R. Navarro

STATE OF Illinois COUNTY OF Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Louis Anthony Navarro and Nicole R. Navarro, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 15th day of April, 2020

X [Signature]
Notary Public




My commission expires X 6/6/2020
COUNTY - ILLINOIS TRANSFER STAMPS



Exempt Under Provision of
Paragraph , Section 4,
Real Estate Transfer Act

Date: _____

Signature: _____

Prepared by:
Anselmo Lindberg & Associates LLC
1771 W. Diehl Road, Suite 120
Naperville, IL 60563

REAL ESTATE TRANSFER TAX		29-Apr-2020
	CHICAGO:	1,856.25
	CTA:	742.50
	TOTAL:	2,598.75 *

REAL ESTATE TRANSFER TAX		29-Apr-2020
	COUNTY:	123.75
	ILLINOIS:	247.50
	TOTAL:	371.25
14-17-226-025-1010 20200401659359 0-273-835-232		

14-17-226-025-1010 | 20200401659359 | 1-173-263-584

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

UNOFFICIAL COPY

EXHIBIT A

UNIT NO. 4440-2 IN HAZEL HARBOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 55 IN A.T. GALT'S SHERIDAN ROAD SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM AS DOCUMENT NO. 03265302012, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

TQ 005110 1/1
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

Property of Cook County Clerk's Office