

# UNOFFICIAL COPY

Doc#: 2013907273 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 05/18/2020 12:28 PM Pg: 1 of 4

## WARRANTY DEED

Dec ID 20200401653786

ST/CO Stamp 1-113-669-856 ST Tax \$377.00 CO Tax \$188.50

City Stamp 1-478-611-168 City Tax: \$3,958.50

The above space for recorder's use only

**THE GRANTORS**, Darius Loghmanee married to Chelsea Loghmanee of Chciago, Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, do hereby **WARRANT** and **CONVEY** and **waive all homestead rights** to Rachel R. Bowser and Owen M. Bowser Wife and Husband as Tenants by the Entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:

ADDRESS OF PROPERTY: 2749 N Spaulding Avenue, Unit 2, Chicago IL 60647


PIN: 13-26-406-014-1007  
13-26-406-014-1015

STC673523GE  
JAR



SEE EXHIBIT A ATTACHED FOR LEGAL DESCRIPTION

This Deed is subject to covenants conditions and restrictions of record, building lines and easements and general real estate taxes not yet due and payable.

**\*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK\***

REAL ESTATE TRANSFER TAX	06-Apr-2020
	CHICAGO: 2,827.50
	CTA: 1,131.00
	TOTAL: 3,958.50 *
13-26-406-014-1007   20200401653786   1-478-611-168	

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

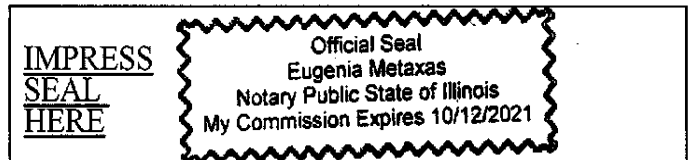
REAL ESTATE TRANSFER TAX	06-Apr-2020
 	COUNTY: 188.50
	ILLINOIS: 377.00
	TOTAL: 565.50
13-26-406-014-1007   20200401653786   1-113-669-856	

# UNOFFICIAL COPY

Dated March 30, 2020

Darius Loghmanee  
Darius Loghmanee

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 Darius Loghmanee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of March, 2020.

Commission expires 10/12/2021

Eugenia Metaxas  
NOTARY PUBLIC

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Chelsea Loghmanee  
Chelsea Loghmanee, solely for purposes of waiving homestead rights

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 Chelsea Loghmanee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of March, 2020.

Commission expires 10/12/2021

Eugenia Metaxas  
NOTARY PUBLIC

This instrument prepared by: John A. Tsoutsias  
55 E Monroe, Suite 3800  
Chicago, IL 60603

Mail to:

Send Tax Bills to:

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

Unit Number 2749-2 and Garage Unit P-7, together with an undivided percentage interest in the common elements in the North Spaulding Condominium, as delineated and defined in the Declaration recorded as Document Number 99308426, as Amended from time to time, in the Southeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office