

UNOFFICIAL COPY



2028957069D

WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

BT 2210019-02749 (1/1)

Doc# 2028957069 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/15/2020 01:40 PM PG: 1 OF 3

RECORDER'S STAMP

THE GRANTORS Jeffrey Freshman and Francesca Ranieri, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to

CARTUS FINANCIAL CORPORATION, a corporation created and existing under and by virtue of the laws of the State of Delaware, having a principal place of business at 40 Apple Ridge Road, Danbury, CT 06810 (Names and Address of Grantees)

the following described Real Estate situated in the Village/City of Chicago, County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

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 forever.

SUBJECT TO: General taxes for _____ and subsequent years and (SEE ATTACHED)

Permanent Real Estate Index Number(s): 14-17-309-020-0000

Address(es) of Real Estate: 1417 W Berteau Ave, Chicago, IL 60613 *

Dated this 13 day of January, 2020

Signature of Jeffrey Freshman (Seal)

Signature of Francesca Ranieri (Seal)

REAL ESTATE TRANSFER TAX

28-Sep-2020



CHICAGO: 6,993.75
CTA: 2,797.50
TOTAL: 9,791.25 *

14-17-309-020-0000 | 20200901607625 | 1-181-836-768

REAL ESTATE TRANSFER TAX

15-Oct-2020



COUNTY: 466.25
ILLINOIS: 932.50
TOTAL: 1,398.75

14-17-309-020-0000 | 20200901607625 | 1-168-924-128

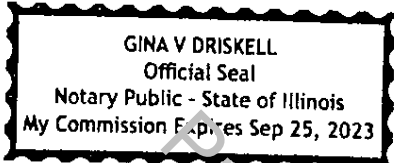
* Total does not include any applicable penalty or interest due.

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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 THAT Jeffrey Fleshman personally known to me to be the same persons 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 notarial seal, this 13 day of January 2020



(Seal)

Gina V Driskell
Notary Public

My commission expires on Sept 25, 2023

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 THAT Francesca Ranieri personally known to me to be the same persons 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 notarial seal, this 13 day of January 2020



(Seal)

Gina V Driskell
Notary Public

My commission expires on Sept 25, 2023

~~Mail to:~~

Mardan Settlement Services
3001 Leadenhall Rd.
Mt. Laurel, NJ 08054

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

Send Subsequent Tax Bills To:

Mardan Settlement Services
3001 Leadenhall Rd.
Mt. Laurel, NJ 08054

This instrument was prepared by: Jeffrey S Marks; Busse Busse & Grassé PC; 20 N Wacker Drive, Suite 3518, Chicago, IL 60606.

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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Burnet File Number: 2210019-02749

EXHIBIT A

LEGAL DESCRIPTION

THE EAST ½ OF LOT 4 IN BLOCK 1 IN ASHLAND ADDITION TO RAVENSWOOD IN THE
SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-17-309-020-0000

Property of Cook County Clerk's Office