

UNOFFICIAL COPY

Doc#. 2035216029 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/17/2020 09:47 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20201101655609
ST/CO Stamp 1-604-090-848 ST Tax \$400.00 CO Tax \$200.00
City Stamp 1-219-626-976 City Tax: \$4,200.00

MAIL TO:

Sarah K. Amiran, Esq.
Amiran & Crewell L.L.C.
2158 W. Barry Ave
Chicago, IL 60618

2027035

GRANTORS, Jason R. Kovak and Tara Kovak f/k/a/ Tara Cox, husband and wife, of 1140 Schneider Ave., Oak Park, IL 60302, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY and WARRANT to the GRANTEE,

Daniel James Branco, a single person, of 151 N Kenilworth Ave, Unit 4B, Oak Park, IL 60301,

the following described real estate situated in the County of Cook, State of Illinois to-wit:

LOT 11 IN VICTORIAN SQUARE RESUBDIVISION OF LOTS 7, 8, 9 AND 10 AND THE WEST 2.1 FEET OF LOT 6 IN BLOCK 2 IN SCHNEIDER'S SUBDIVISION OF THE NORTH 18 RODS AND 3 FEET OF THE SOUTH 54 RODS AND 9 FEET OF THE WEST 44 RODS OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED DECEMBER 12, 1994 AS DOCUMENT 04036639, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1140 Schneider Ave., Oak Park, IL 60302

PERMANENT INDEX NUMBER: 16-06-315-031-0000

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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.

REAL ESTATE TRANSFER TAX

19-Nov-2020



COUNTY:	177.50
ILLINOIS:	355.00
TOTAL:	532.50

16-06-315-031-0000

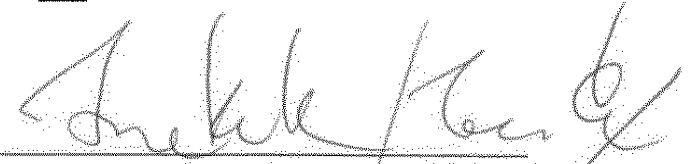
20201101647637 | 1-782-188-000

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DATED this 6 day of November, 2020.



Jason R. Kovak

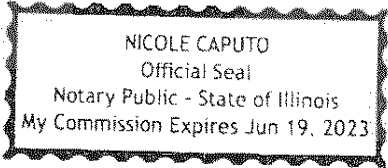


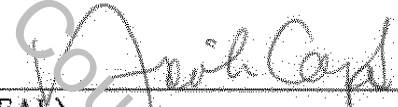
Tara Kovak f/k/a/ Tara Cox

STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named persons Jason R. Kovak and Tara Kovak f/k/a/ Tara Cox 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 said instrument as a free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 6 day of November 2020
2020.





(SEAL)

This document prepared by:
Amy E. Ketchum, Attorney at Law
524 South Kenilworth Ave.
Oak Park, IL 60304
(708) 524-5096

Send future tax bills to:
Daniel James Branco
1140 Schneider Ave.
Oak Park, IL 60302

