

# UNOFFICIAL COPY

Saturn Title LLC  
2026731

142

AFTER RECORDING, MAIL TO:  
SATURN TITLE, LLC  
1030 W. HIGGINS RD.  
SUITE 365  
PARK RIDGE, IL 60068

Doc# 2101139007 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/11/2021 09:09 AM Pg: 1 of 3

Dec ID 20201201680569  
ST/CO Stamp 2-142-164-960 ST Tax \$225.00 CO Tax \$112.50  
City Stamp 0-262-625-248 City Tax: \$2,362.50

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Davoud Chitsaztehrani, A married man of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to Ayded Bautista and David Diaz Aguilar, 95 Joint Tenant of 2937 N. Keating Ave., Chicago, IL 60641,

- NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS  
 NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON  
 NOT AS JOINT TENANTS AND NOT AS TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

See Attached Exhibit A

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

Subject, however, to the general taxes for the year of 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

This is not homestead property as to the grantor and his spouse.

Permanent Index Number(s): 13-34-420-027-0000 & PIN#

Property Address: 1734 N. Karlov Ave., Chicago, IL 60639

Dated October 28 2020.

  
Davoud Chitsaztehrani

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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 DAVUD CHITSAZTEHRANI personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 23<sup>TH</sup> day of October, 2020

*Marlene A. Rogowski*  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



**THIS DOCUMENT PREPARED BY:**  
Anthony Nicpon  
7316 W. Myrtle  
Chicago, IL 60631

**MAIL TAX BILL TO:**  
Ayded Bautista and David Diaz Aguilar  
2937 N. Keating Ave.  
Chicago, IL 60641

**MAIL RECORDED DEED TO:**  
Ayded Bautista and David Diaz Aguilar  
2937 N. Keating Ave.  
Chicago, IL 60641

Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description: **LOT 39 IN BLOCK 22 IN GARFIELD, A SUBDIVISION OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 307 FEET OF NORTH 631.75 FEET OF THE WEST 333 FEET OF THE SOUTH 1295 FEET THEREOF) OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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