

UNOFFICIAL COPY

Doc# 2107420128 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2021 09:51 AM Pg: 1 of 4

WARRANTY DEED

1077196 1 of 2 KJM

Dec ID 20210201644560
ST/CO Stamp 0-323-238-928 ST Tax \$640.00 CO Tax \$320.00
City Stamp 0-358-784-016 City Tax: \$6,720.00

THE GRANTOR(S), **Samanah Dowlatshahi, a divorced woman, not since remarried**, of Houston, Texas, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEY(S) and WARRANT(S)** to John Woodruff aka John N. Woodruff, an unmarried man, of Chicago, IL. the following described Real Estate:

See Exhibit "A" attached hereto and made a part hereof

COMMONLY KNOWN AS: 2428 N Avers Ave, Chicago, Illinois

PIN: 13-26-325-026-0000

situated in the County of Cook, State of Illinois. This is not homestead property.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable.

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REAL ESTATE TRANSFER TAX

23-Feb-2021



CHICAGO:	4,800.00
CTA:	1,920.00
TOTAL:	6,720.00 *

13-26-325-026-0000 | 20210201644560 | 0-358-784-016

REAL ESTATE TRANSFER TAX

26-Feb-2021



COUNTY:	320.00
ILLINOIS:	640.00
TOTAL:	960.00

13-26-325-026-0000 | 20210201644560 | 0-323-238-928

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

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DATED this 12th day of February, 2021

Samaneh Dowlatshahi

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Samaneh Dowlatshahi**, 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 12th day of February, 2021.

Commission expires 1-10-25

NOTARY PUBLIC



Property of Cook County Clerk's Office

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PREPARED BY:

John Tsoutsias
234 Waukegan Road
Glenview, IL 60025

MAIL TO:

James Pittacora
Nisen & Elliot, LLC
200 W. Adams, # 2506
Chicago, IL 60606
Recorder's Office Box No.

SEND SUBSEQUENT TAX BILLS TO:

John Woodruff
2428 N. Avers Ave., # 2
Chicago, IL 60647

PROPERTY of Cook County Clerk's Office

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Exhibit A - Legal Description

Lot 10 in the Subdivision of Lots 28 to 33 in Block 36 and of Lots 7 to 17 in Block 37 in Pennock, being a Subdivision of parts of Sections 26, 27 and 34, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office