

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

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Doc#: 2117406226 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/23/2021 04:26 PM Pg: 1 of 2

Dec ID 20210601660392  
ST/CO Stamp 0-875-902-224 ST Tax \$910.00 CO Tax \$455.00  
City Stamp 0-184-202-512 City Tax: \$9,555.00

CT

**THE GRANTOR, SIMON L. EPSTEYN n/k/a SEVA LEONID EPSTEYN, a single man,** of the County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** unto **GRANTEE, CHRISTINA GHOTBYUL SHIN,**

**(GRANTEE'S ADDRESS)** of 11 S. Green Street, Unit 1197, Chicago, Illinois 60607, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

Lot 12 in Morley and Allen's Subdivision of all that tract of Land lying between the East line of Shober Street and the center of Leavitt Street, being the East 298.5 feet of the North 3.50 chains of the South 10 chains of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index Number(s): 14-31-328-057-0000  
Address of Real Estate: 1645 N. Bell Avenue, Chicago, Illinois 60647

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** General real estate taxes not yet due and payable; 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; building lines and easements.

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Dated this 9th day of June, 2021

Grantor:

SIMON L. EPSTEYN n/k/a  
SEVA LEONID EPSTEYN

STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SIMON L. EPSTEYN n/k/a SEVA LEONID EPSTEYN, a single man, 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 that he signed, sealed and delivered the said instrument as his 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 official seal, this 9th day of June, 2021.

Notary Public

Prepared By: R. Anthony DeFrenza, Esq.  
DEFRENZA MOSCONI, PC  
707 Skokie Boulevard, Suite 410  
Northbrook, Illinois 60062

Mail To: C. Harrison Cooper, Esq.  
ATTORNEY AT LAW  
71 S. Wacker Drive, 47th Floor  
Chicago, Illinois 60606

Taxpayer: Christina Ghotbyul Shin  
1645 N. Bell Avenue  
Chicago, Illinois 60647

