

# UNOFFICIAL COPY

Doc# 2119507370 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/14/2021 12:41 PM Pg: 1 of 3

**FIRST AMERICAN TITLE**  
**FILE # AF1009564 1/2**

Dec ID 20210601655523  
ST/CO Stamp 0-243-688-720 ST Tax \$695.00 CO Tax \$347.50  
City Stamp 0-936-342-800 City Tax: \$7,297.50

**WARRANTY DEED  
ILLINOIS STATUTORY**

THE GRANTORS, CHRISTIAN SCHLACHTER and MELANIE Z. SCHLACHTER, Husband and Wife, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ~~ROD~~ ADAMS and MAGGIE ADAMS, Husband and Wife as Joint Tenants with Rights of Survivorship, of 1732 W. CARMEN AVE., CHICAGO, Illinois, 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:

**\*RODERICK**

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

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements, acts done by or suffered through Buyer, all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

Permanent Real Estate Index Number(s): 14-07-408-046-0000 and 14-07-408-045-0000

Address(es) of Real Estate: 1736-38 W. CARMEN AVE., CHICAGO, IL 60640

Dated this 10<sup>TH</sup> day of MAY, 20 21

Christian Schlachter  
CHRISTIAN SCHLACHTER

Melanie Z. Schlachter  
MELANIE Z. SCHLACHTER

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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, CERTIFY THAT CHRISTIAN SCHLACHTER and MELANIE Z. SCHLACHTER 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 official seal, this 10 day of May, 20 21



[Signature] (Notary Public)

**Prepared by:**  
LAW OFFICES OF JONATHAN M. AVEN  
180 N. MICHIGAN AVE. #2105  
CHICAGO, IL 60601

**Mail to:**  
KIMBERLY FREELAND  
ATTORNEY AT LAW  
806 N. PEORIA  
CHICAGO, IL 60642

**Name and Address of Taxpayer:**  
ROD ADAMS and MAGGIE ADAMS  
1736-38 W. CARMEN AVE.  
CHICAGO, IL 60640

Property of Cook County Clerk's Office

EXHIBIT A

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## LEGAL DESCRIPTION

Legal Description: LOT 32 AND THE EAST 1/2 OF LOT 31 IN SUBDIVISION OF LOT 10 TO 13 INCLUSIVE AND THE WEST 99 FEET OF LOT 9 IN BLOCK 2 IN ANDERSONVILLE, A SUBDIVISION OF PART OF SECTION 7 AND 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-07-408-046-0000 vol. 476 and 14-07-408-045-0000

Property Address: 1736 West Carmen Avenue, Chicago, Illinois 60640

Property of Cook County Clerk's Office