

# UNOFFICIAL COPY

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Doc# 2121020086 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/29/2021 08:02 AM Pg: 1 of 3

## WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Dec ID 20210701610761  
ST/CO Stamp 0-634-710-800 ST Tax \$450.00 CO Tax \$225.00  
City Stamp 0-064-604-944 City Tax: \$4,725.00

MAIL TO:  
Peter J. Faraci  
444 N. Northwest Highway, Suite 340  
Park Ridge, IL 60068

GRANTORS, **David Sokol and Sandra H. Sokol**, Husband and Wife as Joint Tenants, of the Village of Oak Park, County of Cook, and State of Illinois, 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(S) and WARRANT(S) to the GRANTEE(S), **Colleen Aynessazian**, a single woman, the following described real estate situated in the County of Cook, State of Illinois to-wit:

\* 2254 W. GRAND AVE. CHGO. IL. 60612

PRAIRIE TITLE SERVICES  
6821 W NORTH AVENUE  
OAK PARK, IL 60302

SEE ATTACHED FOR LEGAL DESCRIPTION

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.

Permanent Index Number: 17-07-122-024-0000

Property Address: 2254 W. Grand Ave., Chicago, IL 60612

This is not Homestead Property

REAL ESTATE TRANSFER TAX		27-Jul-2021
	COUNTY:	225.00
	ILL. NOIS:	450.00
	TOTAL:	675.00
17-07-122-024-0000   20210701610761   0-634-710-800		


REAL ESTATE TRANSFER TAX		27-Jul-2021
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00
17-07-122-024-0000   20210701610761   0-064-604-944		

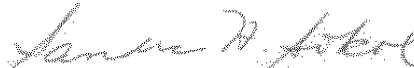
\* Total does not include any applicable penalty or interest due

**SIGNATURE PAGE TO FOLLOW**

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DATED this 22<sup>nd</sup> day of July, 2021.

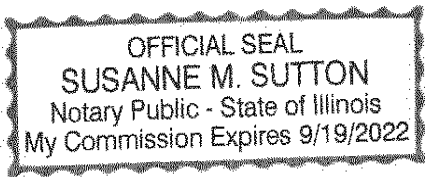
  
\_\_\_\_\_  
David Sokol

  
\_\_\_\_\_  
Sandra H. Sokol

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 person(s) 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 said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 22<sup>nd</sup> day of July, 2021.



  
\_\_\_\_\_  
(SEAL)

This document prepared by *Susanne Sutton* RECORDING AND  
Spina McGuire & Okal, P.C.  
7610 West North Avenue  
Elmwood Park, IL 60707

Send future tax bills to:  
Colleen Aynessazian  
2254 W. Grand Avenue  
Chicago, IL 60612

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 63 AND THE SOUTH HALF OF THE VACATED ALLEY LYING NORTH AND ADJOINING LOT 63 IN BLOCK 23 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2254 W. Grand Ave., Chicago, IL 60612

PERMANENT INDEX NUMBER: 17-07-122-024-0000

Property of Cook County Clerk's Office