

UNOFFICIAL COPY

JT-21-1912 1483
WARRANTY DEED
Statutory (Illinois)



Doc# 2127115035 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/28/2021 02:58 PM PG: 1 OF 3

Above Space for Recorder's Use Only

THE GRANTORS, DAVID J. TRYLOVICH and
MONICA Z. TRYLOVICH, husband and wife for
the consideration of Ten and no/100
DOLLARS, and the other good and valuable
consideration in hand paid, CONVEY(S) and
WARRANT(S) to:

PHILLIP W. FRANCHI and LINDA M. FRANCHI, *husband and wife*
4215 N. FRANCISCO
CHICAGO, ILLINOIS 60618

not as TENANTS IN COMMON, not as TENANTS BY THE ENTIRETY but as JOINT TENANTS, all interest in the
following described Real Estate situated in Cook County, Illinois, commonly known as 4215 N. Francisco,
Chicago, Illinois, and legally described as:

SEE LEGAL DESCRIPTION ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and
subject to general real estate taxes not yet due and payable at the time of closing, covenants, conditions and restrictions of
record; and public and utility easements.

***THIS IS NOT HOMESTEAD PROPERTY**

Permanent Real Estate Index Number(s): 13-13-314-014

Address(es) of Real Estate: 4215 N. Francisco, Chicago, Illinois 60618

DATED this 24th day of August, 2021.

David J. Trylovich

DAVID J. TRYLOVICH

Monica Z. Trylovich

MONICA Z. TRYLOVICH

REAL ESTATE TRANSFER TAX 28-Sep-2021



CHICAGO: 6,975.00
CTA: 2,790.00
TOTAL: 9,765.00 *

REAL ESTATE TRANSFER TAX 28-Sep-2021



COUNTY: 465.00
ILLINOIS: 930.00
TOTAL: 1,395.00

13-13-314-014-0000 | 20210801648205 | 1-373-048-976

13-13-314-014-0000 | 20210801648205 | 1-769-246-864

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

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State of Nevada, County of Clark, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID J. TRYLOVICH the individual signing above, 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 acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



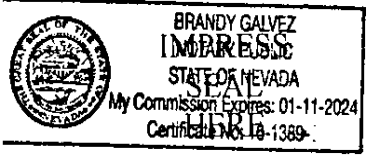
Given under my hand and official seal, this 24th day of August, 2021.

Commission expires 01-11-2024, 20

Brandy Galvez
NOTARY PUBLIC

State of Nevada, County of Clark, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MONICA Z. TRYLOVICH the individual signing above, 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 she signed, sealed and delivered the said instrument as her free and voluntary acts, 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 24th day of August, 2021.

Commission expires 01-11, 20

Brandy Galvez
NOTARY PUBLIC

This instrument was prepared by Michael C. Roberts 4042 N. Elston Avenue, Chicago, Illinois 60618
(Name and address)

MAIL TO:
THOMAS MOORE
(Name)
111 W. WASHINGTON, #1720
(Address)
CHICAGO, IL 60602
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Lina M Tranchi
(Name)
3543 N. CLARIMONT
(Address)
CHICAGO IL 60618
(City, State and Zip)

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EXHIBIT "A"

Property Description

LOT 30 (EXCEPT THE SOUTH HALF THEREOF) AND LOT 31 IN BLOCK 7 IN ROSE PARK, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property :
13-13-314-014-0000
4215 North Francisco Avenue, Chicago, IL, 60618