

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

UNOFFICIAL COPY



10/2

Doc# 2130241062 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/29/2021 03:49 PM PG: 1 OF 7

757076
**WARRANTY DEED
ILLINOIS STATUTORY**

THE GRANTOR (NAME AND ADDRESS)

Navigante Partners LLC, a North Carolina
limited liability company
9911 Rose Commons
Suite E115
Huntersville, NC 28078

PREPARED BY: Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

(The Above Space for Recorder's Use Only)

THE GRANTOR Navigante Partners, LLC, a North Carolina limited liability company of 9911 Rose Commons, Suite E115, Huntersville, NC 280078, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to **Nathaniel Khachaturian** and **Alison Khachaturian**, a married couple, of 2737 N Spaulding Ave, Apt 214, Chicago, IL 60647, as TENANTS BY THE ENTIRETY, in fee simple forever, the following described real estate situated in the County of Cook, in the State of Illinois, to wit: *** AS TENANTS BY THE ENTIRETY**

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-16-407-016-0000

Property Address: 5115 W. Cullom Ave., Chicago, IL 60641

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

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 at the time of Closing.


THIS IS NOT HOMESTEAD PROPERTY

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S
SC
INT JP

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Dated this 17 day of May, 2021.

Navegante Partners LLC



By: Kenn Vest, President

MAIL TAX BILLS:

NATHANIEL KHACHATURIAN

ALISON KHACHATURIAN

5115 W. CULLOM AVE
CHICAGO, IL 60641

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NORTH CAROLINA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

State of North Carolina }

County of Mecklenburg

I, Diane G. Pierce, Notary Public, do hereby certify that Kenn Vest
[Name of Individual(s) Whose Acknowledgment is Being Taken] personally appeared before me
this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 17th day of May, 2021.



Diane G. Pierce
Official Signature of Notary

Diane G. Pierce
Notary's Printed or Typed Name

Notary Public

My Commission Expires: May 2, 2026

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NORTH CAROLINA NOTARY ACKNOWLEDGEMENT (INDIVIDUAL)

State of North Carolina }

County of Mecklenburg }

I, Diane G. Pierce, Notary Public, do hereby certify that Kenn Vest
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Witness my hand and official seal this 17th day of May, 2021.



Diane G. Pierce

Official Signature of Notary

Diane G. Pierce

Notary's Printed or Typed Name

Notary Public

My Commission Expires May 2, 2024

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File No: 757076

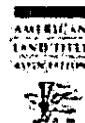
EXHIBIT "A"

LOT 5, IN BLOCK 4, IN HENRY SCHROEDER'S SUBDIVISION OF THE NORTH HALF OF LOT 10 IN THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THOSE PARTS DEDICATED FOR SCHOOL TRUSTEES' SUBDIVISION), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

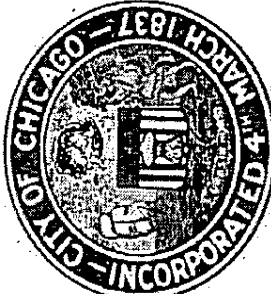
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REAL ESTATE TRANSFER TAX

16-Jun-2021



CHICAGO:

3,750.00

CTA:

1,500.00

TOTAL:

5,250.00

13-16-407-016-0000 | 20210601670336 | 2-123-986-192

* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

16-Jun-2021



COUNTY:	250.00
ILLINOIS:	500.00
TOTAL:	750.00

13-16-407-016-0000 | 20210601670336 | 0-770-405-648

Property of Cook County Clerk's Office