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Warranty Deed

ILLINOIS

#761356



Doc# 2133417010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/30/2021 10:13 AM PG: 1 OF 8

Above Space for Recorder's Use Only

THE GRANTORS, Jennifer Godinez and Steven Holtzman, wife and husband, of the City of Chicago, County of Cook, in the State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Poothakallil Gabriel and Saramma Gabriel, husband and wife, of 162 Circle Ridge Drive, Burr Ridge, Illinois 60527, as Joint Tenants the following described Real Estate situated in the County of Cook, in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 13-35-103-039-0000, Volume 372 Address of Real Estate: 2341 N. Avers Avenue, Chicago, Illinois 60647

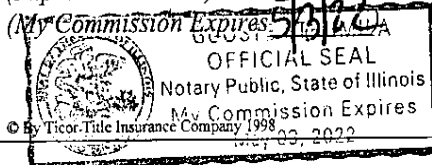
The date of this deed of conveyance is November, 2021.

Jennifer Godinez
Jennifer Godinez

Steven Holtzman
Steven Holtzman

State of Illinois, County of DeKalb ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Godinez and Steven Holtzman 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 the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)



Given under my hand and official seal this 5 day of November, 2021.

[Signature]
Notary Public

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LEGAL DESCRIPTION

For the premises commonly known as: 2341 N. Avers Avenue, Chicago, Illinois 60647

See Legal Attached.

Property of Cook County Clerk's Office

This instrument was prepared by:

Michael A. Angileri, Esq.
1450 Plainfield Rd. Ste. 1
Darien, IL 60561

Send subsequent tax bills to:

Poothakallil Gabriel and
Saramma Gabriel
162 Circle Ridge Drive
Burr Ridge, Illinois 60527

Recorder-mail recorded document to:

Sue Clark
Favil David Berns & Associates, LLC
30 E. North Avenue
Northlake, IL 60164

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BILL OF SALE

Illinois

The undersigned Seller(s) Jennifer Godinez and Steven Holtzman, of 2341 N. Avers Avenue, Chicago, Illinois 60647, in consideration of TEN and 00/100 dollars, receipt whereof is hereby acknowledged, does hereby sell, assign, transfer and set over to Poothakallil Gabriel and Saramma Gabriel.

Any and all personal property listed and included in said real estate contract executed by the parties.

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this bill of sale. All warranties of quality, fitness and merchantability are hereby excluded.

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby

IN WITNESS WHEREOF, Seller has signed this Bill of Sale Oct 29, 2021.

Jennifer Godinez

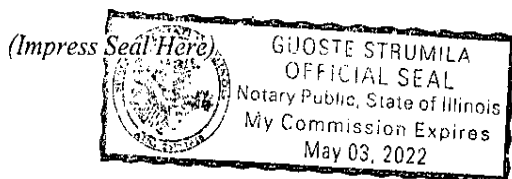
Jennifer Godinez

Steven Holtzman

Steven Holtzman

State of Illinois
County of DuPage,

Subscribed and sworn to me on 10/29, 2021.



Guoste Strumila
(Notary Public)

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AFFIDAVIT OF TITLE COVENANT AND WARRANTY

Illinois

State of Illinois

County of DeKalb SS.

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named: Poothakallil Gabriel and Sarannma Gabriel.

- The affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated 10/29/2021, to the grantee(s), conveying the following described premises:
- Permanent Index Number(s): 13-35-103-039-0000, Volume 372
- Property Address(es): 2341 N. Avers Avenue, Chicago, Illinois 60647

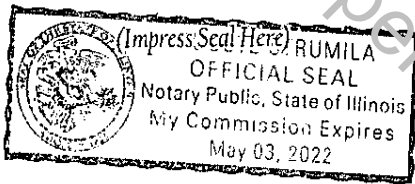
Legal Description: See Attached

- That no labor or material has been furnished for premises within the last four months that is not fully paid for.
- That since the title date of September 22, 2021 in the report on the title issued by Citywide Title, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment, note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.
- That the parties, if any, in possession of premises are bonafide tenants only, and have paid promptly and in full their rent to date, and are renting from n/a to n/a, and not for any longer term, and have no other or further interest whatsoever in premises.
- That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.
- That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.
- Affiant further states: Naught

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Jennifer Godinez	Steven Holtzman
<i>Jennifer Godinez</i>	<i>Steven Holtzman</i>

Subscribed and sworn to me on October 29, 2021



[Signature]
(NOTARY PUBLIC)

This instrument was prepared by Michael Anglen, 1450 Plainfield Road, Suite 1, Darien, IL 60561

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File No: 761356

EXHIBIT "A"

LOT 48 AND LOT 49 (EXCEPT THE NORTH 25 FEET OF SAID LOT 49) IN L.A. TRAPET'S FULLERTON AVENUE ADDITION TO CHICAGO IN THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin: 13-35-103-039-0000

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

23-Nov-2021



CHICAGO:	4,050.00
CTA:	1,620.00
TOTAL:	5,670.00 *

13-35-103-039-0000 | 20211001620014 | 1-336-902-288

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

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REAL ESTATE TRANSFER TAX

23-Nov-2021



COUNTY:	270.00
ILLINOIS:	540.00
TOTAL:	810.00

13-35-103-039-0000

20211001620014

1-076-085-392

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