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WARRANTY DEED ILLINOIS STATUTORY

Doc# 2204133081 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2022 01:59 PM PG: 1 OF 5

Prepared By:
Law Offices of Jay H. Chie P.C.
2454 E. Dempster St., Suite 310
Des Plaines, IL 60016

THE GRANTORS, KELLY A. TOUSI AND SHAHRAM TOUSI AS CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 31ST DAY OF MARCH, 2006 AND KNOWN AS KELLY A. TOUSI TRUST, of the City of Scottsdale, County of Maricopa, State of Arizona, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to GRANTEE, ALLISON BIDNY AND STEVEN BIDNY, _____
A MARRIED COUPLE.

- in FEE SIMPLE
- in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,
- in TENANTS IN COMMON, or
- in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

(GRANTEE'S ADDRESS) of 2731 N Magnolia Chicago 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:

See Legal Description attached hereto as Exhibit "A"

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements.

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

Permanent Index Number: 14-29-315-033-0000

Address of Real Estate: 1227 W Wrightwood Avenue, Chicago, IL 60614

Dated this 10 day of January, 2022

GRANTOR:

Kelly A. Tousi
Kelly A. Tousi, as Co-Trustee Under
The Provisions of a Trust Agreement
Dated the 31st Day of March, 2006 and
Known as Kelly A. Tousi Trust

Shahram Tousi
Shahram Tousi, as Co-Trustee Under
The Provisions of a Trust Agreement
Dated the 31st Day of March, 2006 and
Known as Kelly A. Tousi Trust

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P 5
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SC
INT Rv

218CO 004286 PK

108 39 CT

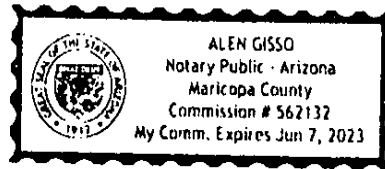
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STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT KELLY A. TOUSI AND SHAHRAM TOUSI AS CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 31ST DAY OF MARCH, 2006 AND KNOWN AS KELLY A. TOUSI TRUST** 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 it 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 notarial seal, this 10 day of January, 2022

Alen Gisso
Notary Public



Mail To:

STEVEN AND ALLISON BIDNY
1227 W. WRIGHTWOOD AVE.
CHICAGO, IL 60614

Name and Address of Taxpayer:

STEVEN AND ALLISON BIDNY
1227 W. WRIGHTWOOD AVE.
CHICAGO, IL 60614

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EXHIBIT 'A'
Legal Description

LOT 11 IN JAMES QUIRK AND OTHERS SUBDIVISION OF LOT 1 (EXCEPT THE WEST 133 FEET THEREOF) IN BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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Property of Cook County Clerk's Office





CHICAGO:	11,812.50
CTA:	4,725.00
TOTAL:	16,537.50 *

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Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

		COUNTY:	787.50
		ILLINOIS:	1,575.00
		TOTAL:	2,362.50
14-29-315-033-0000	20220101698042	0-872-484-496	