

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

Doc#: 2208006211 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2022 09:27 AM Pg: 1 of 3

Mail To:

Jeffrey & Tamar Garoon
3527 N. Leavitt St.
Chicago, IL 60618

Dec ID 20220301644774
ST/CO Stamp 0-462-966-160 ST Tax \$925.00 CO Tax \$462.50
City Stamp 0-787-893-648 City Tax: \$9,712.50

Send Subsequent Tax Bills To:

Jeffrey & Tamar Garoon
3527 N. Leavitt St.
Chicago, IL 60618

RECORDER'S STAMP

22111644774
BWM

THE GRANTOR, Nancy McCarty, an unmarried woman, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Jeffrey Garoon and Tamar Garoon, husband and wife of Chicago, Illinois, as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

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; general real estate taxes for second installment of 2022 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.



Permanent Index Number: 14-19-304-015-0000

Property Address: 3527 North Leavitt Street, Chicago, IL 60618


Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

1530 W. Surf St.
APT 109

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		17-Mar-2022
	COUNTY:	462.50
	ILLINOIS:	925.00
	TOTAL:	1,387.50
14-19-304-015-0000 20220301644774 0-462-966-160		

WARRANTY DEED: PAGE 1 OF 2

REAL ESTATE TRANSFER TAX		17-Mar-2022
	CHICAGO:	6,937.50
	CTA:	2,775.00
	TOTAL:	9,712.50 *
14-19-304-015-0000 20220301644774 0-787-893-648		

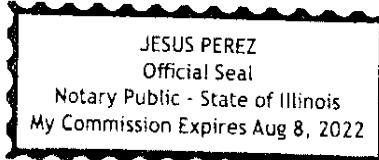
* Total does not include any applicable penalty or interest due.

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Dated this 28th day of Feb, 2022.


Nancy McCarty

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 Nancy McCarty is 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 act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 28th day of Feb, 2022.


Notary Public

My Commission Expires: 8/8/2022

This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO:

Jeffrey & Tamar Garoon
3527 N. Leavitt St.
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Jeffrey & Tamar Garoon
3527 N. Leavitt St.
Chicago, IL 60618

BW22060971

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Exhibit A

LOT 72 (EXCEPT THE NORTH FIVE FEET THEREOF) AND THE NORTH 10 FEET OF LOT 71 IN BLOCK 30 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTHWEST 1/4 ON THE NORTHEAST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-19-304 015-0000

For Informational Purposes only: 3527 North Leavitt Street, Chicago, IL 60618

Property of Cook County Clerk's Office