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2208722110D

WARRANTY DEED

Doc# 2208722110 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/28/2022 04:40 PM PG: 1 OF 3

The above space for recorder's use only

THE GRANTOR(S), Dov Snow, an unmarried man, of the City of Deerfield, State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEY(S)** and **WARRANT(S)** to:

Yehuda Grossman & ^{SOPHIE}~~Sophia~~ Grossman, not as tenants in common or as joint tenants, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 3034 West Jarvis Avenue, Chicago, IL 60645

PIN: 10-25-313-027-0000

SUBJECT TO:

Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2021 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said premises forever.

Dated this 21 day of March, 2022.


Dov Snow

REAL ESTATE TRANSFER TAX

28-Mar-2022



CHICAGO:	3,862.50
CTA:	1,545.00
TOTAL:	5,407.50 *

10-25-313-027-0000 | 20220301664764 | 2-034-752-912

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

REAL ESTATE TRANSFER TAX

28-Mar-2022



COUNTY:	257.50
ILLINOIS:	515.00
TOTAL:	772.50

10-25-313-027-0000 | 20220301664764 | 0-518-643-088

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State of NEW YORK
County of NASSAU) SS

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Dov Snow, 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 they 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 seal this 21 day of March, 2022.

Leonard H. Wilbur
NOTARY PUBLIC

LEONARD H. WILBUR
NOTARY PUBLIC, State of New York
No. 02WI6070037
Qualified in Nassau County
Commission Expires 2/19/2026

This instrument prepared by:
Michael Goldhirsh, Esq.
618 B Academy Drive
Northbrook, Illinois 60062

Mail to: YEHUDA GROSSMAN
3034 W. JARVIS AVE
CHICAGO, IL 60645

Tax bill to: YEHUDA GROSSMAN
3034 W. JARVIS AVE
CHICAGO, IL 60645

Property of Cook County Clerk's Office

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EXHIBIT "A" Property Description

Closing Date: March 23, 2022

Buyer(s): Yehuda A. Grossman and Sophie Grossman

Property Address: 3034 West Jarvis Avenue, Chicago, IL 60645

PROPERTY DESCRIPTION: 10-25-313-027-0000

LOT 27 IN BLOCK 4 IN OLIVER SALINGER AND COMPANY'S MCCORMICK BOULEVARD ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.