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Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2022 02:39 PM Pg: 1 of 3

This document was prepared by:
Julie L. Galassini, Esq.
311 Whytegate Court
Lake Forest, Illinois 60045

Dec ID 20220401685174
ST/CO Stamp 1-093-244-816 ST Tax \$785.00 CO Tax \$392.50
City Stamp 1-835-964-304 City Tax: \$8,242.50

After recording mail to:

~~Elin G. Brown, Esq.~~
~~Brotschul Potts LLC~~
30 North LaSalle Street, Suite 1402
Chicago, Illinois 60602

Rachel S. Nitzarim
Mail tax bills to Adam Zats.

Joshua Ian Kravitt and Sari D. Kravitt
2342 West Moffat Street
Chicago, Illinois 60647

This space reserved for Recorder's use only.

WARRANTY DEED

THE GRANTORS, Joshua Ian Kravitt and Sari D. Kravitt, husband and wife, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto Adam Zats and Rachel S. Nitzarim, ~~husband and wife, not as tenants in common or as joint tenants but as tenants by the entirety,~~ whose address is _____, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, as TENANTS BY THE ENTIRETY, forever.

SEE EXHIBIT A ATTACHED HERETO.

PIN: 14-31-309-015-0000

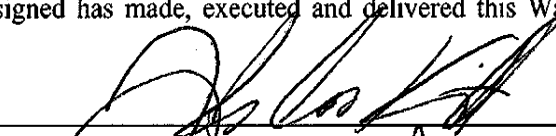
ADDRESS: 2342 WEST MOFFAT STREET, CHICAGO, ILLINOIS 60647

COVENANTS, CONDITIONS, AND RESTRICTIONS
OF RECORD; PUBLIC AND UTILITY EASEMENTS;
ACTS DONE BY OR SUFFERED THROUGH GRANTEE;
ALL SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS
CONFIRMED AND UNCONFIRMED; HOMEOWNERS OR
CONDOMINIUM ASSOCIATION DECLARATION AND BYLAWS, IF ANY;
AND GENERAL REAL ESTATE TAXES NOT YET DUE AND
PAYABLE AT THE TIME OF CLOSING

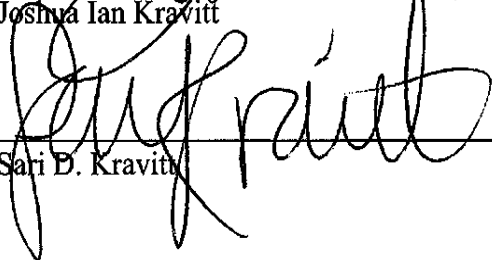
PREMIER TITLE

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IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Warranty Deed as of this 2 day of May, 2022.



Joshua Ian Kravitt

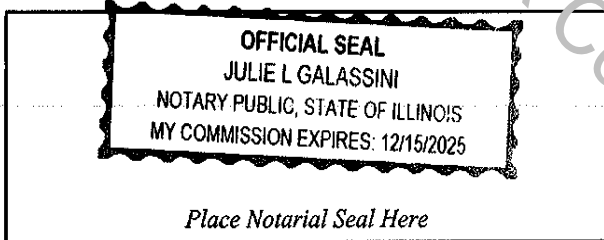


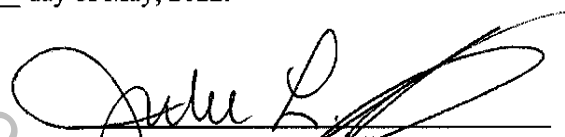
Sari D. Kravitt

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 Joshua Ian Kravitt and Sari D. Kravitt, personally known to me to be the same persons whose names 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.

Given under my hand and official seal, this 2 day of May, 2022.





Notary Public

PROPERLY FILED IN COOK COUNTY Clerk's Office

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EXHIBIT A

LOT 14 IN BLOCK 13 IN PIERCE'S ADDITION TO HOLSTEIN IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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