UNOFFICIAL COPY

Doc#. 2213004144 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/10/2022 07:56 AM Pg: 1 of 3

Dec ID 20220501606210

ST/CO Stamp 1-303-121-808 ST Tax \$1,460.00 CO Tax \$730.00

City Stamp 1-974-210-448 City Tax: \$15,330.00

Clorks

WARRANTY DEED

FIRST AMERICAN TITLE

Alexandros Constantinos Saratsis and Amanda Muhs Saratsis, husband and wife, 1434 W. Altgeld St, Chicago, II oo614 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to JOEL SIMBERG, as Trustee of the LOE'L SIMBERG REVOCABLE TRUST, dated May 11, 2020, and SARAH ROSENBLOOM SIMBERG, as Trustee of the SARAH ROSENBLOOM SIMBERG REVOCABLE TRUST, dated May 11, 2020, as husband and wife, not as Tenants in Common, nor as Joint Tenants, but as TENANTS LY THE ENTIRETY, pursuant to 765 ILCS 1005/1c, as amended, ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 14-29-313-024-0000

Address of Real Estate: 1434 W. Altgeld St, Chicago, IL 60614

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; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

UNOFFICIAL COPY

Dated: 4/28/22, 2022

Alexandros Constantinos Saratsis

Amanda Muhs Saratsis

STATE OF Internal (SS)
COUNTY OF Man. Hom.)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Alexandros Constantinos Saratsis and Amanda Muhs Saratsis are 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 and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 28 day of April , 2022

Notary Public

Commission expires: 65 (1572023

Paul H Sloan I.I
Notary Public - State o. In fiana
Commission Number: NP0672° 38
My Commission Expires: 09-1 ÷2023

Prepared By:

Matthew Rich, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Joel Simberg Revocable Trust u/t/a dated May 11, 2020 Sarah Rosenbloom Simberg Revocable Trust u/t/a dated May 11, 2020 1434 W. Altgeld St Chicago, IL 60614

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Exhibit A

ISSUED BY

First American Title Insurance Company

File No: 3129495

Commitment File No.: 3129495

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

LOT 20 IN BLOCK 2 IN MOULDING AND HARLAND'S SUBDIVISION OF NORTHEAST 1/4 OF THE SOUTHWEST I/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as : Series of Coot County Clark's Office

1434 West Altgeld Street Chicago, IL 60614-2010

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50000317 (4-24-18)

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ALTA Commitment for Title Insurance (8-1-16)