



2218041035D

Doc# 2218041035 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/29/2022 10:56 AM PG: 1 OF 5

Warranty Deed

764475.1 of 2

ILLINOIS

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

Above Space for Recorder's Use Only

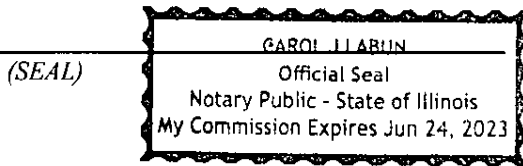
THE GRANTOR(s) Geri Spataro and John Spataro, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Temur Suluashvili, as _____, of _____, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PRIVATE, PUBLIC AND UTILITY EASEMENTS; ROADS AND HIGHWAYS; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UN-CONFORMED SPECIAL TAXES OR ASSESSMENTS; GENERAL TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

Permanent Real Estate Index Number(s): 19-01-324-039-0000
Address (es) of Real Estate: 4538 S. California Ave., Chicago, Illinois 60632

The date of this deed of conveyance is 4/1/2022.

Handwritten signatures of Geri Spataro and John Spataro with printed names below.



State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Geri Spataro and John Spataro 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 he/she (they) signed, sealed and delivered the said instrument as his/her (their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)
(My Commission Expires June 24, 2023)

Given under my hand and official seal
Carol G. Jabrin
Notary Public

Vertical stamp: S Y, P 0, S Y-1, SC, INT Rv

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 4538 S. California Ave., Chicago, Illinois 60632.

PIN Number: 19-01-324-039-0000

LOT 4, IN ARTHUR T. MCINTOSH'S CALIFORNIA AVENUE SUBDIVISION OF THE SOUTH HALF OF BLOCK 3 OF H. L. STEWART'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

<p>This instrument was prepared by:</p> <p>Morgan Legal Group, P.C. Attorneys at Law 6196 Providence Drive Carpentersville, Illinois 60110</p>	<p>Send subsequent tax bills to:</p> <p><u>TENVR SULVASHVILI</u> <u>1225 W. Morse Ave Apt 202</u> <u>Chicago IL 60626</u></p>	<p>Recorder-mail recorded document to:</p> <p><u>Same as tax bill</u></p>
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File No: 764425

EXHIBIT "A"

LOT 4, IN ARTHUR T. MCINTOSH'S CALIFORNIA AVENUE SUBDIVISION OF THE SOUTH HALF OF BLOCK 3 OF H. L. STEWART'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

19-01-324-039-0000

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

08-Jun-2022



COUNTY:	151.25
ILLINOIS:	302.50
TOTAL:	453.75

19-01-324-039-0000

20220501612832

0-376-705-104

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REAL ESTATE TRANSFER TAX

08-Jun-2022



CHICAGO:	2,268.75
CTA:	907.50
TOTAL:	3,176.25 *

19-01-324-039-0000 | 20220501612832 | 0-020-254-800

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

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