

After recording return to:

Jeremy Reis, Esq.
Ruttenberg Gilmartin Reis LLC
1101 W. Monroe, Ste. 200
Chicago, IL 60607



Doc# 2221613003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2022 09:57 AM PG: 1 OF 4

This space reserved for Recorder's use only.

TRUSTEE'S DEED

CT22CB540033NB 2 of 2 DJ

THIS INDENTURE DATED THE 29TH DAY OF JULY, 2022 WITNESSETH, That the Grantor, **Jason Rosenthal**, as **Trustee of the Jason Rosenthal Revocable Trust dated July 29, 2005 and restated on November 3, 2008**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Conveys and Quit-claims unto **David Kaplan and Nicole Kaplan, husband and wife**, of the City of Chicago, State of Illinois, County of Cook, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety, the following described real estate in the County of Cook and State of Illinois, to-wit:

Legally described on Exhibit A attached hereto and made a part hereof

Common Address: 3436 N. Janssen Ave., Chicago, IL 60657

Real Estate Tax Permanent Index No.: 14-20-310-021-0000

TO HAVE AND TO HOLD the said real estate with the appurtenances and for the uses and purposes herein set forth hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Subject to: See Exhibit B attached hereto.

REAL ESTATE TRANSFER TAX 03-Aug-2022



CHICAGO: 16,166.25
CTA: 6,466.50
TOTAL: 22,632.75 *

14-20-310-021-0000 | 20220701686410 | 0-136-151-632

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

REAL ESTATE TRANSFER TAX 03-Aug-2022

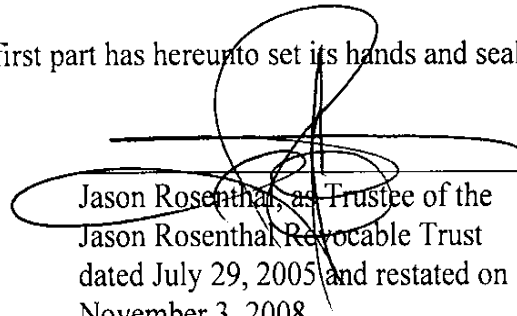


COUNTY: 1,077.75
ILLINOIS: 2,155.50
TOTAL: 3,233.25

14-20-310-021-0000 | 20220701686410 | 1-787-069-008

UNOFFICIAL COPY

IN WITNESS WHEREOF, the party of the first part has hereunto set its hands and seals the day and year first above written.


 _____ (SEAL)
 Jason Rosenthal, as Trustee of the
 Jason Rosenthal Revocable Trust
 dated July 29, 2005 and restated on
 November 3, 2008

Prepared by:

Calvin A. Bernstein
 Samuels & Bernstein
 484 Central Avenue, Suite 202
 Highland Park, Illinois 60035

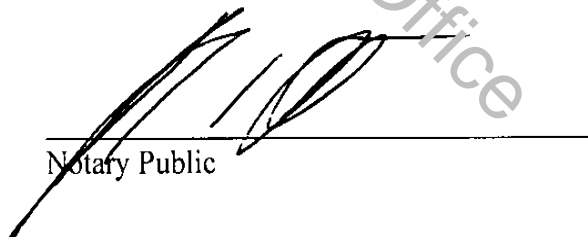
Send tax bills to:

David and Nicole Kaplan
 3436 N. Janssen Ave.
 Chicago, IL 60657

STATE OF ILLINOIS)
) SS.
 COUNTY OF LAKE)

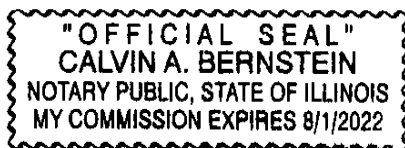
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jason Rosenthal, as Trustee of the Jason Rosenthal Revocable Trust dated July 29, 2005 and restated on November 3, 2008, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 29th day of July, 2022.



 Notary Public

My commission expires on



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EXHIBIT A

Legal Description

LOT 39 AND THE SOUTH 1/2 OF LOT 40 IN BLOCK 7 IN LANE PARK ADDITION TO LAKEVIEW SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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EXHIBIT B

Permitted Exceptions

Covenants, conditions and restrictions of record, which do not materially interfere with Buyer's intended use of the Property as a single-family residence, and which do not provide for forfeiture or reversion in the event of a breach; public and utility easements; acts done or suffered through Buyer; and general real estate taxes not yet due and payable at the time of Closing.

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