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2323708007D

WARRANTY DEED
ILLINOIS STATUTORY

JOINT TENANTS

Doc# 2323708007 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2023 09:37 AM PG: 1 OF 3

CTIC No.: 23ST-01169 LP

THE GRANTOR(S) **ROBIN LEMER** a never married person, of the City of CHICAGO, County of COOK, State of IL 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 **AMIN JESSANI** and **ALLY VALENTOVICH** of CHICAGO, IL of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

AS JOINT TENANTS
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

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 Joint Tenants forever.

Permanent Real Estate Index Number(s): 13-07-331-023-0000

Address(es) of Real Estate: 4928 NORTH NORDICA AVENUE
CHICAGO, ILLINOIS 60656

Dated this 21ST day of AUGUST, 20 23

Robin Lemer
ROBIN LEMER

Chicago Title 23ST01169LP 1000 2 800

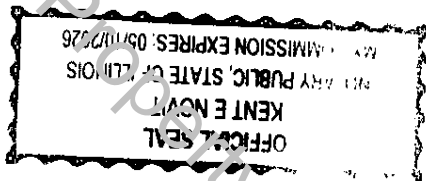
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STATE OF ILLINOIS, COUNTY OF COOK

SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ROBIN LEMER**, personally 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 that he signed, sealed and delivered the said instrument as his 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 official seal this 21ST day of AUGUST, 2023.



Kent E Novit

Notary Public

Prepared by:
Novit and Novit, LLC
100 N. LaSalle Street
Suite 1700
Chicago, IL 60602



Mail to:
ANNA JESSANI
4928 N. NARDICA AVE
CHICAGO, IL 60656

Name and Address of Taxpayer:
ANNA JESSANI
4928 N. NARDICA AVE
CHICAGO, IL 60656

REAL ESTATE TRANSFER TAX		23-Aug-2023
COUNTY:	ILLINOIS:	231.50
	TOTAL:	463.00
		694.50

13-07-331-023-0000 | 20230801603510 | 0-365-696-464

REAL ESTATE TRANSFER TAX		23-Aug-2023
CHICAGO:	CTA:	3,472.50
	TOTAL:	1,389.00
		4,861.50 *

13-07-331-023-0000 | 20230801603510 | 0-068-675-024

Total does not include any applicable penalty or interest due.

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Exhibit "A" – Legal Description

LOT 8 IN BLOCK 1 IN LEE N. ROMANO'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE WEST 462.28 FEET THEREOF (AS MEASURED FROM THE CENTER LINE OF HARLEM AVENUE) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office