

UNOFFICIAL COPY

WARRANTY DEED (Illinois)



2407330059

774010 1/2
THIS DEED is made as of the 21 day of
February, 2024, by and between

Doc# 2407330059 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/13/2024 1:14 PM

PAGE: 1 OF 5

DAVID GIAMICHAEL AND THERESA
GIAMICHAEL, HUSBAND AND WIFE

("Grantor," whether one or more),

and

ASHLEY RAY SPRIGGS EJAZ AND
ASLAM EJAZ, WIFE AND HUSBAND, NOT
AS TENANTS IN COMMON OR JOINT
TENANTS BUT AS TENANTS BY THE
ENTIRETY

("Grantee," whether one or more)

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

~~LOT 19, IN BLOCK 2, IN H.C. BUECHNER'S SUBDIVISION OF BLOCK 1 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF), IN COOK COUNTY, ILLINOIS.~~ See attached

COMMONLY KNOWN AS: 3923 N. PAULINA ST, CHICAGO, IL 60613
PARCEL INDEX NUMBER (PIN): 14-19-207-058-0000 VOL: 482

S Y
P 5
S 1
SC Y
INT R

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2023 and subsequent years.

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IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 21 day of February, 2024.


DAVID GIAMICHAEL


THERESA GIAMICHAEL

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Aslam & Ashby Ray Spriggs Ejaz
3923 N. Paulina St., Chicago, IL 60613

SEND SUBSEQUENT TAX BILLS TO: ASHLEY RAY SPRIGGS EJAZ & ASLAM EJAZ
3923 N. PAULINA ST, CHICAGO, IL 60613

OR

RECORDER'S OFFICE BOX NO. _____

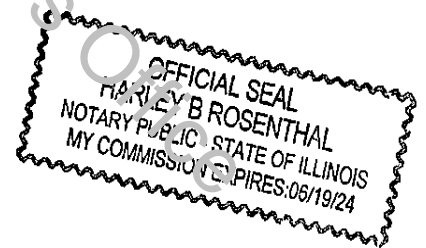
State of IL)
County of Lake) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DAVID GIAMICHAEL and THERESA GIAMICHAEL, 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, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of February, 2024.

Notary Public 

My Commission Expires: 6.19.24



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Commitment for Title Insurance
2021 v.01.00 (07-01-2021)

File No.: 774010

EXHIBIT A

The Land is described as follows:

LOT 19, IN BLOCK 2, IN H.C. BUECHNER'S SUBDIVISION OF BLOCK 1 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER THEREOF), IN COOK COUNTY, ILLINOIS.

14-19-207-058-0000 @

Property of Cook County Clerk's Office

This page is only a part of a 2021 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; Schedule A; Schedule B, Part I-Requirements; and 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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REAL ESTATE TRANSFER TAX

08-Mar-2024



CHICAGO:

11,812.50

CTA:

4,725.00

TOTAL:

16,537.50 *

14-19-207-058-0000 | 20240301650090 | 1-012-640-304

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

08-Mar-2024



COUNTY:	787.50
ILLINOIS:	1,575.00
TOTAL:	2,362.50

14-19-207-058-0000

| 20240301650090 | 1-812-097-584