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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/3/2024 11:30 AM Pg: 1 of 3
Dec ID 20240501616846
ST/Co Stamp 0-757-019-952 ST Tax \$229.00 CO Tax \$114.50

FIRST AMERICAN TITLE
FILE # 24104 2482

SPECIAL WARRANTY DEED

THE GRANTOR, KOHLI PROPERTIES, INC., an Illinois corporation with an address of 9252 N. Kilbourn Ave., Skokie, Illinois, for and in consideration of *Ten and No/100* (\$10.00) Dollars, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **MIHAL CIUP and YULIYA CIUP**, Husband and Wife, of 536 Hinman Ave., #2, Evanston, IL 60602, as Tenants by the Entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A"

Premises commonly known as and located at:

1734 Brown Ave., Evanston, Illinois 60201

Permanent Real Estate Index Number(s): 10-13-118-065-0000

TO HAVE AND TO HOLD the said Property unto Grantee and its heirs and assigns to the sole use, benefit and behalf of Grantee, its heirs and assigns, FOREVER, and Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under Grantor (but not otherwise).

SUBJECT TO: (a) taxes and assessments agreed to be paid by Buyer; (b) building and use restrictions and all valid easements, restrictions, reservations, conditions and covenants of record; and (c) all acts of Buyer and Buyer's assigns and successors in title.

THIS IS NOT HOMESTEAD PROPERTY.

[SIGNATURE PAGE TO FOLLOW]

005488

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE PAID MAY 30 2024

AMOUNT: \$1,145.00 Agent: JC

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IN WITNESS WHEREOF, Grantor has caused Grantor's name to be signed to this Deed on 17th day of MAY, 2024.

GRANTOR:

KOHLI PROPERTIES, INC., an Illinois corporation

By: [Signature]
Name: Shawn Kohli
Title: President

STATE OF Illinois
COUNTY OF Cook

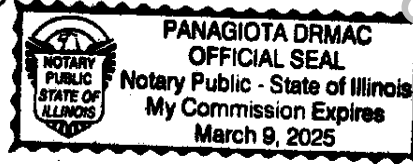
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **SHAWN KOHLI**, as President of KOHLI PROPERTIES, INC., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17 day of May, 2024.

[Signature]
Notary Public

Mail all future tax bills to:

Mihai & Yuliya Ciup & Yuliya Ciup
1734 Brown Ave
Evanston, IL 60201



Mail recorded deed to:

Mihai & Yuliya Ciup
1734 Brown Ave
Evanston, IL
60201

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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

LOT 73 AND THE SOUTH 1/2 OF LOT 74 IN BLOCK 2 IN J.S HOVLAND'S EVANSTON SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as:

1734 Brown Ave., Evanston, Illinois 60201

Property Index Number: 10-13-118-065-0000

Property of Cook County Clerk's Office