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Doc#. 2420727060 Fee: \$107.00 CEDRIC GILES COOK COUNTY CLERK'S OFFICE Date 7/25/2024 2:47 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

PT24-00733P

Dec ID 20240601631834 ST/Co Stamp 1-774-355-248 ST Tax \$1,100.00 CO Tax \$550.00 City Stamp 2-019-115-824 City Tax \$11,550.00

THE GRANTORS, Avi Ofer and Tali O	fer, husband and wife, of Chicago, Illinois for
and in consideration of TEN & 00/100	DOLLARS, and other good and valuable
consideration in hand paid, CONVEY a	and WARRANT to Megan Riutta and Near
Riutta, WITE I HIS DE Das CONTES D	1 The 12 178 8-174, of
innered IL	, all interest in the following described
Real Estate situated in the County of Cook	in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways hereby releasing and waiving all rights under and by Clart's Office virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 14-19-316-036-0000

Address of Real Estate: 3318 North Claremont Avenue

Chicago, Illinois 60618

1

Dated this 14 day of June, 2024.

REAL ESTATE TRANSFER TAX		25-Jun-2024
8 Th.	CHICAGO:	8,250.00
	CTA:	3,300.00
	TOTAL:	11,550.00 *

^{14-19-316-036-0000 20240601631834 2-019-115-824}

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

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M.10	
Avi Ofer	***************************************
. • (C	
Tali Ofer	
STATE Of Ithini>	
COUNTY OF	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Avi Ofer and Tali Ofer 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 acknowledge I that they signed, sealed and delivered the said instrument as their 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 day of June, 2024.

(Netary Public)

Official Seal KONRAD ZAPOLSKI Notary Public, State of Illinois Commission No. 595488 My Commission Expires January 24, 2028

Prepared By: Law Office of Aaron Minkus 134 N. LaSalle, Suite 1720 Chicago, Illinois 60602

Mail To:

MARE CLOVENDES 100 N. MARCH HIMT CHACKE, IZ. GOGOZ

Name & Address of Taxpayer:

NATE FIRST PAREMENT DE

3318 N. CLAREMONT DE

CHECHE, Fr. GOGIE

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EXHIBIT "A"

Lot 37 in Block 9 in C.T. Yerke's Subdivision of Blocks 33 to 36 and 41 to 44 inclusive in the subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof) recorded April 1, 1887 as Document Number 812741, in Cook County, Illinois.

Property of County Clark's Office