UNOFFICIAL COPY

WARRANTY DEED

WHEN RECORDED, MAIL TO: Harley B. Rosenthal, Esq. 3700 W. Devon Avenue, Suite E Lincolnwood, Illinois 60712

SEND SUBSEQUENT TAX BILLS TO: Justin J. Clauer 2045 N. Larrabee, Unit 7103 Chicago, Illinois 60614

St20146-14417 12



Doc#: 1321135132 Fee: \$40.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 07/30/2013 02:27 PM Pg: 1 of 2

GRANTOR, Robert Majai, a single man, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE, Justin J. Clauer of Chicago, Illinois, all of his interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-33-121-080-1051.

Property Address: 2045 N. Larrabee Street Unit 7103, Chicago, Illinois 60614.

Subject to the following, if any: (1) General real estate taxes for the year 2012-2nd installment and subsequent years; (2) private, public and utility easements of record, if any; (3) covenants, conditions and restrictions of record, if any; (4) Purchasers' mortgages of record, if any; and (5) the Declaration of Condominium Ownership.

DATED this 17 Day of June, 2013.

Robert Mariai

STEWART TITLE COMPANY 2055 W. Army Trail Rd. Suite 110 Addison, IL 60101 630-889-4050

STATE OF ILLINOIS

) ss

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that ROBERT MARJAI, personally known to me to be the same person whose name is subscribed to the foregoing incoment, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said incoment 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 notary seal, this 14 Day of June, 2013

My commission expires /0-26-20/(

Notary Public

PREPARED BY: James D. Zazakis, Esq., 4315 North Lincoln, Chicago, Illinois 60618

 REAL ESTATE TRANSFER
 07/01/2013

 CHICAGO:
 \$2,175.00

CTA: \$870.00 TOTAL: \$3,045.00

14-33-121-080-1051 | 20130601606435 | 14JB1C

SP2 SCY SCY OFFICIAL SEAL
CHERYL MALONEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-26-2016

1321135132D Page: 2 of 2

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Exhibit A - Legal Description

Parcel 1:

Unit 7103 together with its undivided percentage interest in the common elements in The Oz Park Gardens Condominium, as delineated and defined in the Declaration recorded as document number 0503119000, in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easements for the benefit of the above described Parcel as set forth in the Declaration of Covenants and Easements. and as shown on Plat attached thereto dated August 10, 1971 and recorded September 17, 1971 as Document No. 21625497 and filed as Document No. LR2581839 and created by Deed from Walpole Point Associates L.L.C. to Oz Park Townhomes and Condominiums LLC recorded April 13, 2004 as Document Nos. 041044152-04104411259.

DEAL COTABLE			
REAL ESTATE TRAN	SFER	07/03/2013	
	COOK	\$145.00	
	ILLINOIS:	\$290.00	
	TOTAL	£405.5-	
14-33-121-080-1051	2013060160640	\$435.00	
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