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WARRANTY DEED
Statutory (Illinois)

Doc#: 1405641064 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/25/2014 12:39 PM Pg: 1 of 3

THE GRANTOR, Robert Baum, a married man, of the City of Bannockburn, County of Lake, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY, TRANSFER and WARRANT to Michael Zucker, of the City of Highland Park, County of Lake, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

FOR LEGAL DESCRIPTION
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

01146-21189 RD
1001

Property Address: 2016 W. Wabansia Avenue, Chicago, IL 60647
P.I.N.: 14-31-325-037-0000

SUBJECT TO: covenants, conditions, and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable.

Not homestead property as to the spouse of the grantor.

Dated: this 21 day of January, 2014

Robert Baum

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

S Y
P 3
S N
SC Y
INT Y

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STATE OF ILLINOIS

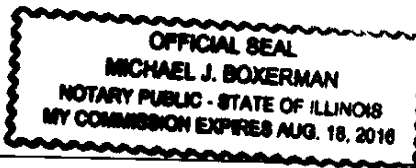
COUNTY OF COOK

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert Baum is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed 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 24th day of January 2014.

M. J. Boxerman
Notary Public



THIS INSTRUMENT

PREPARED BY:

Seth A. Kaplan, Esq.
Rudolph Kaplan LLC
20 N. Clark St., Suite 2500
Chicago, IL 60602

WHEN RECORDED

RETURN TO:

Cherie E. Thompson, Esq.
Thompson & Thompson
19 S. LaSalle Street, Suite 302
Chicago, IL 60603

SEND FUTURE TAX

BILLS TO:

Michael Zucker
1813 Sunnyside
Highland Park, IL 60035

REAL ESTATE TRANSFER 02/04/2014



CHICAGO: \$3,780.00
CTA: \$1,512.00
TOTAL: \$5,292.00

REAL ESTATE TRANSFER 02/06/2014



COOK \$252.00
ILLINOIS: \$504.00
TOTAL: \$756.00

14-31-325-037-0000 | 20140101604175 | Z4LW84

14-31-325-037-0000 | 20140101604175 | GS0K19

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Exhibit A

LOT 35 IN BLOCK 1 IN BRADWELLS ADDITION, A SUBDIVISION OF PART OF THE
SOUTHWEST ¼ ~~OF SECTION 14~~ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____