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1427533049D

WARRANTY DEED
Individual to Individual

Doc#: 1427533049 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/02/2014 12:37 PM Pg: 1 of 3

(above space for Recorder's use only)

THE GRANTORS PATRICK LAROCCHO AND STEPHANIE M. CHRISTIANSEN LAROCCHO, HUSBAND AND WIFE, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, CONVEY AND WARRANT to GRANTEE:

Brian J. Moschel, *AN UNMARRIED MAN*

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A SINGLE TRACT OF LAND: LOT 4 (EXCEPT THE NORTH 50 FEET THEREOF) AND ALL OF LOTS 5 TO LOT 11 INCLUSIVE IN BLOCK 8 IN HANSBROUGH AND HESS' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF WEST BLOOMINGDALE AVENUE LYING SOUTH AND ADJOINING AFORESAID LOT 11 IN BLOCK 8 VACATED BY INDUSTRIAL STREET VACATION ORDINANCE RECORDED DECEMBER 1, 1998 AS DOCUMENT 08082723 SAID PART OF SAID TRACT BEING BOUND AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 150.13 FEET TO THE PLACE OF BEGINNING (THE EAST LINE OF SAID TRACT ALSO BEING THE WEST LINE OF NORTH CALIFORNIA AVENUE); THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 24.87 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 45 SECONDS WEST, 100.10 FEET TO THE WEST LINE OF SAID TRACT (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF A NORTH-SOUTH 14 FOOT PUBLIC ALLEY); THENCE NORTH 00 DEGREES 00 MINUTES 12 SECOND EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 24.87 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS EAST, 100.10 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Subject to general real estate taxes for 2013 and subsequent years; covenants, easements and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever as Tenants by the Entirety.

Permanent Index Number: 13-36-315-052-0000

Property Address: 1822 N. California Avenue, Chicago, IL 60647

REAL ESTATE TRANSFER TAX 22-Sep-2014



CHICAGO: 4,470.00
CTA: 1,788.00
TOTAL: 6,258.00

13-36-315-052-0000 | 20140901628179 | 0-581-096-576

REAL ESTATE TRANSFER TAX 22-Sep-2014



COUNTY: 298.00
ILLINOIS: 596.00
TOTAL: 894.00

13-36-315-052-0000 | 20140901628179 | 0-264-688-768

FIDELITY NATIONAL TITLE 2217321
172

BOX 15

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Dated: 12-21-2013
Delivered Sept 9, 2014



PATRICK LAROCCO


STEPHANIE M. CHRISTIANSEN LAROCCO

STATE OF IL COUNTY OF Cook ss. I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **PATRICK LAROCCO** 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 he signed, sealed 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 homestead.

Impress
Seal
Here



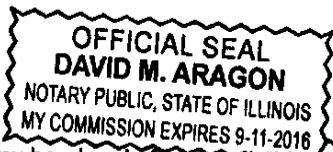
Given under my hand and official seal, this 21 day of Dec, 2013.

Commission expires 9-11-16


Notary Public

STATE OF IL COUNTY OF Cook ss. I, the undersigned, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that **STEPHANIE M. CHRISTIANSEN LAROCCO** 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, including the release and waiver of homestead.

Impress
Seal
Here



Given under my hand and official seal, this 21 day of Dec, 2013.

Commission expires 9-11-16


Notary Public

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This instrument prepared by: Joseph A. Riccelli, Esq., 127 W. Willow, Wheaton, IL 60187

Mail to: Brian J. Moschel
1822 N. California Ave
Chicago, IL 60647

Send subsequent tax bills to:
Brian J. Moschel
1822 N. California Ave
Chicago, IL 60647

Property of Cook County Clerk's Office