

WARRANTY DEED
(Individual to Individual)

(ILLINOIS)
PAGE 1:

Doc#: 1702449168 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/24/2017 09:48 AM Pg: 1 of 2

Dec ID 20170101600139
ST/CO Stamp 0-911-119-552 ST Tax \$675.00 CO Tax \$337.50

THE GRANTOR, Edward H. Watts,
an unmarried man, of the City of
Evanston, County of Cook, State of
Illinois, for and in consideration of
- TEN - DOLLARS, (\$10.00) in hand
paid, CONVEYS and WARRANTS to
Sebastian Koziura and Karla Koziura,
husband and wife, of 2714 Reese

Avenue, Evanston, Illinois 60201, not as joint tenants, and not as tenants in common, but as tenants by the
entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*Tenures (See Page 2 for Legal Description)

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, not as joint tenants, and not as tenants in common, but as tenants
by the entirety, forever.

Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions,
and restrictions of record, building lines and easements, if any, so long as they do not interfere with the
current uses and enjoyment of the Real Estate.

Permanent Index Number: 05-34-317-006-0000
Address (es) of Real Estate 2712 ~~Reese Place~~, Evanston, Illinois 60201

DATED: January 4, 2017 Park Place

Edward H. Watts
Edward H. Watts

State of Illinois, County of Cook ss.

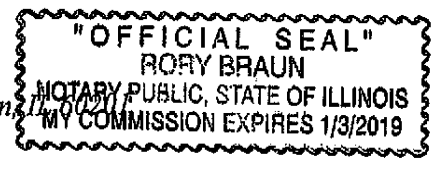
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY
that Edward H. Watts and John Mangel, personally known to me to be the same persons whose names are
subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that 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 the right of homestead.

Given under my hand and seal, this Date 1/4/17

Rory Braun
NOTARY PUBLIC

This instrument prepared by:

Central Law Group
2822 Central Street, Evanston, IL 60201
847-866-0124



UNOFFICIAL COPY

Legal Description

of premises commonly known as 2712 Prairie Place, Evanston, Illinois 60201

Property Index Number: 05-34-317-006-0000



LOT 16 AND THE EAST 1/2 OF LOT 15 IN BLOCK 10 IN JOHN CULVER'S ADDITION TO NORTH EVANSTON IN THE SOUTHWEST 1/4 OF SECTION 34, IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CITY OF EVANSTON 031182

*Real Estate Transfer Tax
City Clerk's Office*

PASD
Jan 9, 2017 AMOUNT \$ 3375.00
Agent [Signature]

REAL ESTATE TRANSFER TAX

		12-Jan-2017
	COUNTY:	337.50
	ILLINOIS:	675.00
	TOTAL:	1,012.50
05-34-317-006-0000	2017010100139	0-911-119-552

MAIL TO:

Simon, Lapidos and Uhler, LLC
(Name)
4709 Golf Rd., Ste. 475
(Address)
Skokie, IL 60076
(Address, City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Sebastian Koziura and Karla Koziura
(Name)
2712 Park Place
(Address)
Evanston, IL 60201
(City, State and Zip)