

UNOFFICIAL COPY

1716833 1/2

**WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL**

Doc#: 1708806081 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/29/2017 10:43 AM Pg: 1 of 3

Dec ID 20170301631075
ST/CO Stamp 1-543-972-544 ST Tax \$400.00 CO Tax \$200.00
City Stamp 0-137-537-216 City Tax: \$4,200.00

MAIL TO:

Mr. Chance Badertscher
Attorney at Law
501 W. Colfax
Palatine, IL 60057

GRANTOR, Rachel T. Harley, a widow and not since remarried, of the Village of Arlington Heights, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Sara Zezza, a single woman, of 2039 N. Larrabee Street, Unit 2A, Chicago, IL 60614, the following described real estate situated in the County of Cook, State of Illinois to-wit:

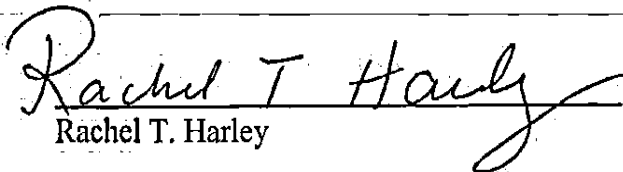
SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto; public and utility easements established by or implied from the Declaration of Condominium and any amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium and any amendments thereto; and 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.

Permanent Index Number: 14-33-129-086-1002
Property Address: 2039 N. Larrabee Street, Unit A2, Chicago, IL 60614

DATED this 24 day of March, 2017.

PRAIRIE TITLE
6821 W. NORTH AVE
OAK PARK, IL 60301

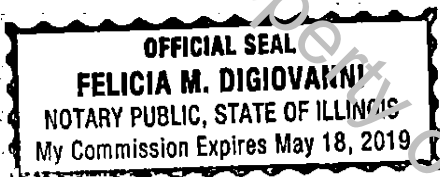

Rachel T. Harley

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 24th day of MARCH, 2017.



(SEAL)

This document prepared by:
 Felicia DiGiovanni
 Spina McGuire & Okal, P.C.
 7610 West North Avenue
 Elmwood Park, IL 60707
 708-453-2800

Send future tax bills to:
 Sara Zezza
 2039 N. Larrabee Street, Unit 2A
 Chicago, IL 60614

REAL ESTATE TRANSFER TAX		29-Mar-2017
	COUNTY:	200.00
	ILLINOIS:	400.00
TOTAL:		600.00
14-33-129-086-1002 20170301631075 1-543-972-544		

REAL ESTATE TRANSFER TAX		29-Mar-2017
	CHICAGO:	3,000.00
TOTAL:		4,200.00 *
14-33-129-086-1002 20170301631075 0-137-537-216		
* Total does not include any applicable penalty or interest due.		

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER A2 IN THE 2039 N. LARRABEE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: :

A PARCEL OF LAND BEING PART OF THE FOLLOWING DESCRIBED TRACT:

LOTS 25 THROUGH 48 IN BLOCK 2 IN M. REICH'S RESUBDIVISION OF BLOCK 28 IN CANAL TRUSTEES' SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 319.88 FEET TO THE PLACE OF BEGINNING; CONTINUING THENCE SOUTH ALONG SAID WEST LINE, 20.22 FEET; THENCE NORTH 80 DEGREES 00 MINUTES EAST, 58.33 FEET; THENCE NORTH 10 DEGREES 00 MINUTES WEST, 19.92 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES WEST, 54.82 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04-34844120; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS 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. ET AL TO OZ PARK TOWNHOMES AND CONDOMINIUMS LLC RECORDED APRIL 13, 2004 AS DOCUMENT NOS. 0410441252 THROUGH 0410441259, BOTH INCLUSIVE.

COMMONLY KNOWN AS: 2039 N. Larrabee Street, Unit A2, Chicago, IL 60614

PERMANENT INDEX NUMBER: 14-33-129-086-1002