# **UNOFFICIAL COPY**

Doc#. 1718115056 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/30/2017 10:09 AM Pg: 1 of 3

Dec ID 20170601681390

ST/CO Stamp 0-458-048-960 ST Tax \$425.00 CO Tax \$212.50

City Stamp 1-611-154-880 City Tax: \$4,462.50

### WARRANTY DEED

Eric J. Bruch, a single man and Sven Kirchhoff a single man, 1519 N. Bosworth Ave., Unit 3, Chicago, L. 60642 ("Grantor") for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY(S) and WARRANT(S) to Mason S. Hezner, Single Man ("Grantee"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See at ached legal description

Permanent Real Estate Index Number: 17-05-101-082-1903

Address of Real Estate: 1519 N. Bosworth Ave., Unit 3, Chicago, 17, 60642

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of C osing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRA	30-Jun-2017	
	CHICAGO: CTA: TOTAL:	3,187.50 1,275.00 4,462.50 *

17-05-101-082-1003 | 20170601681390 | 1-611-154-880

l otal does not include any applicable	penalty or interest due.
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REAL ESTA	TE TRANSFER	TAX	30-Jun-2017
		COUNTY:	212.50
		ILLINOIS:	425.00
<b>U</b>		TOTAL:	637.50
17-05-	101-082-1003	20170601681390	0-458-048-960

# **UNOFFICIAL COPY**

Dated: 6/27, 2017

Eric J. Bruc

Sven Kirchhoff

STATE OF SS)
COUNTY OF SS)

## **ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Eric J. Bruch and Sven Kirchhoff are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this 2 that of June .20

Official Seal
Teresa L West
Commission extinces |
My Commission Expires 11/20/2020

Notary Public

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Mason S. Hezner 1519 N. Bosworth Ave. Unit 3 Chicago, IL 60642

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### LEGAL DESCRIPTION:

### PARCEL 1:

UNIT 3 IN THE 1519 NORTH BOSWORTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 20 IN STARR'S SUBDIVISION OF THE SOUTHEAST 1/4 OF BLOCK 5 THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4) IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0409218056; TOGETHER WITH 'TS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLING'S.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-3 AND S-2 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0409218056.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Commonly known as: 1519 N. Bosworth Avenue, Unit 3 Chicago, IL 60642