

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, IL 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 attached legal description

Permanent Real Estate Index Number: 17-05-101-082-1003

Address of Real Estate: 1519 N. Bosworth Ave., Unit 3, Chicago, IL 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 Closing

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

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

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	30-Jun-2017
 	COUNTY: 212.50
	ILLINOIS: 425.00
	TOTAL: 637.50

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Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

BW 17-32452 1/2

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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 ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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

Property of Cook County Clerk's Office