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17-264093

Warranty Deed

Doc#: 1719906049 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/18/2017 10:11 AM Pg: 1 of 3

Dec ID 20170701691494
ST/CO Stamp 0-836-832-704 ST Tax \$362.00 CO Tax \$181.00
City Stamp 1-642-139-072 City Tax: \$3,801.00

Property of Cook County Clerk's Office

Above Space for Recorder's Use Only

THE GRANTOR, **Julie A. Buchholzer (now known as Julie Robinson)**, a married woman, of the City of Chicago, State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS TO GRANTEE, **Doug M. Houser**, an unmarried man, of the City of Chicago, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

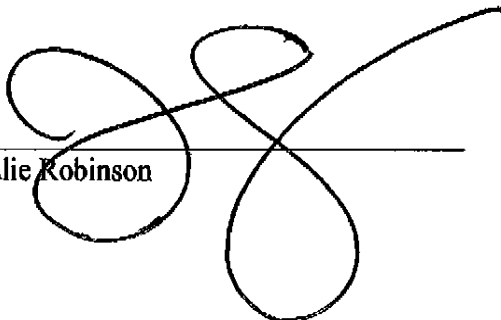
SEE ATTACHED EXHIBIT A

SUBJECT TO: General real estate taxes for ~~2006~~²⁰¹⁷ and subsequent years; covenants, conditions and restrictions of record; building lines and easements, if any, and public and utility easements;

This is not homestead property.

Permanent Real Estate Tax Number: 14-33-129-045-0000
Address of Real Estate: 2065 N. Larrabee St., Chicago, Illinois 60614

Dated: July 12, 2017



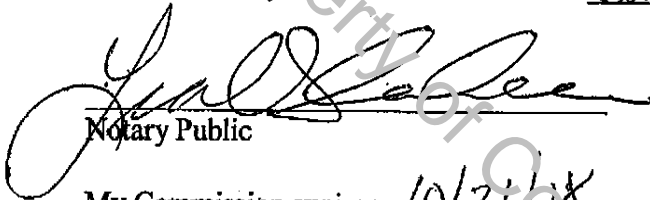
Julie Robinson

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STATE OF Illinois)
)
 COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that **JULIE ROBINSON**, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this 12 day of July, 2017, 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 the right of homestead.

Given under my hand and official seal on July 12, 2017:


 Notary Public



My Commission expires: 10/21/18

REAL ESTATE TRANSFER TAX		18-Jul-2017
COUNTY:		181.00
ILLINOIS:		362.00
TOTAL:		543.00
14-33-129-045-0000 20170701691494 0-836-832-704		

Prepared By:
 Collins & Burton, Ltd.
 1300 W. Belmont Ave., Ste. 405
 Chicago, Illinois 60657

REAL ESTATE TRANSFER TAX		18-Jul-2017
CHICAGO:		2,715.00
CTA:		1,086.00
TOTAL:		3,801.00 *
14-33-129-045-0000 20170701691494 1-642-139-072		

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

After Recording Return to:

KIRK LANGEFELD
26 BLAINE
HAUSDALG IL 60521

Send Subsequent Tax Bills to:

Doug M. Houser
 2065 N. Larrabee St.
 Chicago, Illinois 60614

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15826-17-264093-IL

Property Address: 2065 N Larrabee St., Chicago, IL 60614

Parcel ID: 14-33-129-045-0000

Parcel 1:

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 due South along the West Line of said tract, 65.00 feet; thence South 89 degrees 49 minutes East, 61.18 feet to the place of beginning; continuing thence South 89 degrees 49 minutes East, 15.00 feet; thence South 10 degrees 00 minutes East, 16.06 feet; thence North 80 degrees 00 minutes East, 2.00 feet; thence South 10 degrees 00 minutes East, 17.0 feet; thence South 80 degrees 00 minutes West, 9.75 feet; thence North 10 degrees 00 minutes West, 0.42 of a foot; thence South 80 degrees 00 minutes West, 16.58 feet; thence North 10 degrees 00 minutes West, 16.58 feet; thence North 17 degrees 05 minutes 46 seconds East, 21.01 feet to the place of beginning, 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
2065 N. Larabee St.
Chicago, IL 60614