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Doc#: 1723346011 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2017 08:29 AM Pg: 1 of 3

Dec ID 20170801601420
ST/CO Stamp 1-705-726-912 ST Tax \$467.50 CO Tax \$233.75
City Stamp 0-631-985-088 City Tax: \$4,908.75

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, JONATHAN W. OZER, an unmarried man, of the City of CHICAGO, County of Cook, State of Illinois for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to SEAN MURPHY, of 123 N. DES PLAINES ST. #1713, CHICAGO, Illinois, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* a single man,

See Exhibit "A" attached hereto and made a part hereof

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, condominium declaration and bylaws, if any, and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-07-104-049-1006
Address(es) of Real Estate: 2324 W. HURON ST, CHICAGO, IL 60612

Dated this 10 day of August, 20 17



JONATHAN W. OZER

17-1228 1/2

REAL ESTATE TRANSFER TAX

18-Aug-2017



COUNTY:	233.75
ILLINOIS:	467.50
TOTAL:	701.25

17-07-104-049-1006 | 20170801601420 | 1-705-726-912

REAL ESTATE TRANSFER TAX

18-Aug-2017



CHICAGO:	3,506.25
CTA:	1,402.50
TOTAL:	4,908.75

17-07-104-049-1006 | 20170801601420 | 0-631-985-088

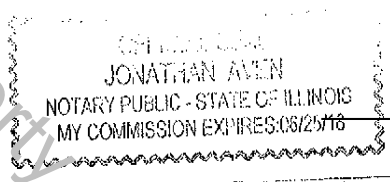
* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS, COUNTY OF Cook _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JONATHAN W. OZER personally known to me to be the same person whose name are subscribed to the foregoing 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 official seal, this 10 day of August, 20 17.



[Handwritten Signature]

(Notary Public)

Prepared by:
Law Offices of Jonathan M. Aven, Ltd.
180 N. Michigan Ave., Suite 2105
Chicago, IL 60601

Mail to:
DENNIS DWYER
ATTORNEY AT LAW
7548 WEST 103RD STREET
BRIDGEVIEW, IL 60455

Name and Address of Taxpayer:
SEAN MURPHY
2324 W. HURON ST. #3W
CHICAGO, IL 60612

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EXHIBIT "A"

Parcel 1:

Unit 3W in 2324 W. Huron Condominiums, as delineated on a survey of the following described real estate:

Lots 41 and 42 in the resubdivision of the South Half (1/2) and the South 29 1/2 feet of the North Half (1/2) of Block 8 in the Canal Trustee's Subdivision of Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

Which survey is attached as an Exhibit to the Declaration of Condominium recorded on August 19, 2013 as Document Number 1323139060, and as subsequently amended, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space P-4 and Storage Space S-3 and the exclusive right to the use of Rooftop R2-W, all limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 1323139060 and subsequently amended.

PIN(S): 17-07-104-049-1006

Property of Cook County Clerk's Office