



Doc# 1801241000 Fee: \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/12/2018 10:31 AM PG: 1 OF 3

WARRANTY DEED
ILLINOIS STATUTORY

THE GRANTORS (NAME AND ADDRESS)

Brian J. Moschel
1822 N California Avenue
Chicago, IL 60647

(The Above Space for Recorder's Use Only)

THE GRANTORS Brian J. Moschel, a married man, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Brian Aggen and Carrie Harrington of 1040 W Adams, Unit 328, Chicago, IL 60607, as Joint Tenants with rights of survivorship, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*Both
Unmarried

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-36-315-052-0000

Property Address: 1822 N California Avenue, Chicago, IL 60647

SUBJECT TO: Covenants, conditions and restrictions of record, ^{public} easements and roads and highways, general taxes for the year 2017 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

***provided they do not interfere with the current use and enjoyment of the property as a single family residence or otherwise underlie the improvements.*
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29 day of December, 2017.

Brian J Moschel (Seal)
Brian J. Moschel

Theresa L Priebe (Seal)
Theresa L Priebe, for the purpose of waiving
Homestead Rights

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P
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SC
INT

FIDELITY NATIONAL TITLE SL17032498

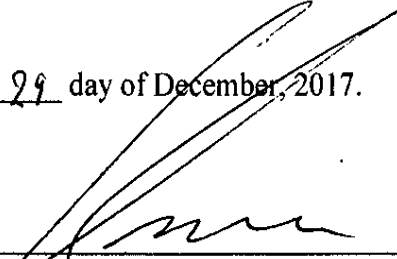


UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
 COUNTY OF *COOK*)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian J. Moschel and Theresa L Priebe 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, sealed and delivered in the instrument as their 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 notarial seal, this 29 day of December, 2017.



 Notary Public


THIS INSTRUMENT PREPARED BY
 David R Sweis
 Sweis Law Firm PC
 2803 Butterfield Road, Suite 380
 Oak Brook, IL 60523

MAIL TO:



Karen A Grad, PC
 790 Frontage Rd, Ste 705
 Northfield, IL 60093

SEND SUBSEQUENT TAX BILLS TO:

Brian Aggen and Carrie Harrington
 1822 N California
 Chicago, IL 60647

| REAL ESTATE TRANSFER TAX | | 03-Jan-2018 |
|---|----------|-------------|
|  | CHICAGO: | 5,175.00 |
| | CTA: | 2,070.00 |
| | TOTAL: | 7,245.00 |

13-36-315-052-0000 | 20180101677040 | 0-193-950-752
 * Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 03-Jan-2018 |
|---|-----------|-------------|
|  | COUNTY: | 345.00 |
|  | ILLINOIS: | 690.00 |
| | TOTAL: | 1,035.00 |

13-36-315-052-0000 | 20180101677040 | 0-190-690-336

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EXHIBIT "A" Legal Description

That part of the following described property taken as a single tract of Land: Lot 4 (except the North 30 feet thereof) and all of Lots 5 to Lot 11 inclusive in Block 8 in Hansbrough and Hess' Subdivision of the East 1/2 of the Southwest 1/4 of Section 36, Township 40 North, Range 13, East of the Third Principal Meridian, together with that part of West bloomingdale avenue lying South and adjoining aforesaid Lot 11 in Block 8 vacated by Industrial Street vacation ordinance recorded December 1, 1998 as document 08082723 said part of said tract being Bound and described as follows: commencing at the Northeast Corner of Said Tract; thence South 00 degrees 00 minutes 00 seconds West along the East line of said tract, a distance of 150.13 feet to the place of beginning (the East line of said tract also being the West Line of North California Avenue); thence continuing South 00 degrees 00 minutes 00 seconds West along the East line of said tract, a distance of 24.87 feet; thence South 89 degrees 56 minutes 45 seconds West, 100.10 feet to the West Line of said tract (the West Line of said tract also being the East Line of a North-South 14 Foot Public Alley); thence North 00 degrees 00 minutes 12 second East along the West Line of said tract, a distance of 24.87 feet; thence North 89 degrees 56 minutes 45 seconds East, 100.10 feet to the place of beginning, all in Cook County, Illinois.

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