

UNOFFICIAL COPY

GIT

Doc#: 1809349202 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2018 01:33 PM Pg: 1 of 3

Dec ID 20180301631130
ST/CO Stamp 1-867-185-696 ST Tax \$450.00 CO Tax \$225.00
City Stamp 0-918-061-344 City Tax: \$4,725.00

WARRANTY DEED
Statutory (ILLINOIS)

1/2 400341677AK

This instrument was
prepared by

Marc W. O'Brien, Esq.
Bronson & Kahn LLC
150 North Wacker Drive
Suite 1400
Chicago, IL 60606

THE GRANTOR, **Karen N. Latham**, as **Trustee of the Karen N. Latham 1999 Declaration of Trust**, of the Village of River Forest, County of Cook, State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEEES, **James Hugh Jones** and **Lia Marie Osburn**, husband and wife, not as joint tenants or as tenants in common, but as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PIN: 14-32-425-105-0000

Address of Real Estate: 1674 N. Bissell Street, Chicago, Illinois 60614

Subject to: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable as of the date hereof.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

Record and Mail to:
David Frank, Esq.
1211 Landwehr Rd.
Northbrook, IL 60062

Send Subsequent Tax Bills to:
James Jones and Lia Osburn
1674 N. Bissell Street
Chicago, Illinois 60614

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IN WITNESS WHEREOF, said Grantor has caused his name to be signed to this Warranty Deed this 30th day of March, 2018.

Karen N. Latham

Karen N. Latham, as Trustee of the
Karen N. Latham 1999 Declaration of Trust

State of Illinois)
) ss
County of Cook

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that Karen N. Latham, as Trustee of the Karen N. Latham 1999 Declaration of Trust, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.



Given under my hand and official seal this 30th day of March, 2018.


Roslyn Hamer

Notary Public

My commission expires: _____



REAL ESTATE TRANSFER TAX		02-Apr-2018
	COUNTY:	225.00
	ILLINOIS:	450.00
	TOTAL:	675.00
14-32-425-105-0000 20180301631130 1-867-185-666		

REAL ESTATE TRANSFER TAX		02-Apr-2018
	CHICAGO:	3,375.00
	CTA:	1,350.00
	TOTAL:	4,725.00 *
14-32-425-105-0000 20180301631130 0-918-061-344		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A

Legal Description

PARCEL 1: THE SOUTHEASTERLY 15.99 FEET OF THE NORTHWESTERLY 24,841 FEET OF LOT 149 (EXCEPT THE SOUTHWESTERLY 50 FEET OF SAID LOT 149) IN THE SUBDIVISION OF BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN EASEMENT FOR ACCESS AND INGRESS AND EGRESS ACROSS THE SOUTHWESTERLY 50 FEET OF LOTS 135 AND 141, 145, TO 155 AND 157 TO 160, IN SUBDIVISION OF BLOCK 6 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DESCRIBED IN THE DECLARATION: OF COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS AND PARTY WALL RIGHTS DATED SEPTEMBER 3, 1987 AND RECORDED SEPTEMBER 18, 1987 AS DOCUMENT 87511039, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS TO AND FROM PARCEL 1 OVER, UPON AND ACROSS THE CHICAGO TRANSIT AUTHORITY RIGHT OF WAY ADJACENT TO AND SOUTHWEST OF PARCEL 1 TO AND FROM THE PUBLIC ALLEY ADJACENT TO AND NORTHEAST OF SAID CHICAGO TRANSIT RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office