

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS

Doc#: 1823618038 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/24/2018 10:11 AM Pg: 1 of 2

Dec ID 20180801662097  
ST/CO Stamp 1-618-313-376 ST Tax \$345.00 CO Tax \$172.50  
City Stamp 0-632-455-328 City Tax: \$3,622.50

### THE GRANTOR:

Tom Maisel,  
divorced and not  
since remarried  
3647 W. Cornelia,  
Unit C

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

**Daniel S. Buzzelli**  
1626 W Diversey, Unit C  
Chicago, IL 60614

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

### PARCEL 1: (PARCEL 39)

**THE NORTH 16.58 FEET OF THE SOUTH 55.51 FEET OF THE EAST 49.40 FEET OF THE WEST 118.0 FEET OF THE FOLLOWING DESCRIBED TRACT:**

**LOTS 1 TO 11 AND LOTS 38 TO 48, BOTH INCLUSIVE, AND VACATED NORTH - SOUTH ALLEY ADJOINING SAID LOTS 1 TO 11 AND LOTS 38 TO 48 IN BLOCK 2 IN J. R. WICKERSHAM'S SUBDIVISION OF BLOCKS 5 AND 6 OF K. K. JONES' SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT IN COOK COUNTY, ILLINOIS.**

### PARCEL 2:

**EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, UTILITIES, USE, ENJOYMENT AND ENCROACHMENTS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ST. WENCESLAUS SQUARE TOWNHOMES, RECORDED AS DOCUMENT 98404070.**

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

SUBJECT TO: The following, if any: 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 yet due and

# UNOFFICIAL COPY

payable at the time of Closing.

Permanent Index Number: 13-23-315-042-0000

Address of Real Estate: 3647 W. Cornelia Ave, Unit C, Chicago, IL 60618

Dated this 20<sup>th</sup> day of August, 2018

*Tom Maisel*  
Tom Maisel

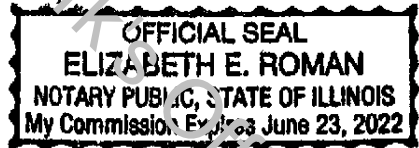
STATE OF ILLINOIS )  
                                      ) s.  
COUNTY OF COOK     )

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Tom Maisel, divorced and not since remarried, personally known to me to be the same person whose name is 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.

GIVEN under my hand and official seal, this 20<sup>th</sup> day of August, 2018.

*Elizabeth E Roman*  
Notary Public

9/23/22  
Commission Expires



This instrument was prepared by: Ami J. Oseid.  
Attorney at Law  
3653 W Irving Park Road  
Chicago, IL 60618

MAIL TO:  
  
Debbie Lester  
Attorney at Law  
596 Webford Ave  
Des Plaines, IL 60016

MAIL SUBSEQUENT TAX BILLS TO:  
  
Daniel S. Buzzelli  
3647 W. Cornelia Ave, Unit C  
Chicago, IL 60618