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Doc#: 1828249409 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/09/2018 01:41 PM Pg: 1 of 3



Chicago Title Insurance Company
WARRANTY DEED
ILLINOIS STATUTORY

Dec ID 20180901694701
ST/CO Stamp 0-243-218-592 ST Tax \$390.00 CO Tax \$195.00
City Stamp 1-024-964-768 City Tax: \$4,095.00

THE GRANTORS, Jonathan L. Kiser and Monica A. Kiser, husband and wife, both of the City of Tampa, County of Hillsborough State of Florida, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to GRANTEE, Joseph Rosen,* 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: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY, SO LONG AS THEY DO NOT INTERFERE WITH THE CURRENT USE AND ENJOYMENT OF THE REAL ESTATE

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): 13-24-316-036-1005

Address of Real Estate: 3242 North California Ave, Unit 3N, Chicago, Illinois 60611

REAL ESTATE TRANSFER TAX		02-Oct-2018	
	COUNTY:	195.00	
	ILLINOIS:	390.00	
	TOTAL:	585.00	
13-24-316-036-1005 20180901694701 0-243-218-592			

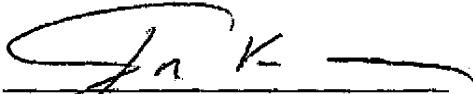
REAL ESTATE TRANSFER TAX		03-Oct-2018	
	CHICAGO:	2,925.00	
	CTA:	1,170.00	
	TOTAL:	4,095.00 *	

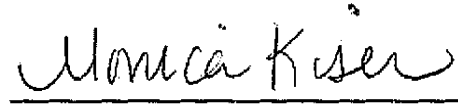
13-24-316-036-1005 | 20180901694701 | 1-024-964-768

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

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Dated this 24 day of September, 2018.

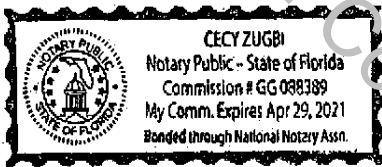

Jonathan L. Kiser, Grantor

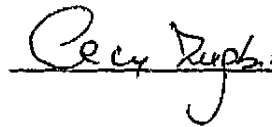

Monica A. Kiser, Grantor

STATE OF FLORIDA, COUNTY OF HILLSBOROUGH SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jonathan L. Kiser and Monica A. Kiser, 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 the said 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 official seal this 24th day of September, 2018.



 (Notary Public)

Prepared By: Johnson and Sullivan, Ltd.
11 East Hubbard Street, Suite 702
Chicago, Illinois 60611.

Mail To:
~~11 East Hubbard Street~~
~~Chicago, Illinois 60611~~
~~1027~~
Joseph Rosen
3242 North California Ave, Unit 3N
Chicago, Illinois 60618

Name & Address of Taxpayer:
Joseph Rosen
3242 North California Ave, Unit 3N
Chicago, Illinois 60618

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LEGAL DESCRIPTION

Order No.: 18GSA452056LP

For APN/Parcel ID(s): 13-24-316-036-1005

PARCEL 1:

UNIT NO. 3N IN THE 3242 NORTH CALIFORNIA CONDOMINIUM ASSOCIATION AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE; LOT 30 (EXCEPT THE NORTH 2 FEET THEREOF) IN WALTER'S RESUBDIVISION OF LOTS 1 TO 9 BOTH INCLUSIVE, LOTS 84 TO 91 BOTH INCLUSIVE AND LOT 93 IN BLOCK 3 AND LOTS 1 TO 16 BOTH INCLUSIVE, IN BLOCK 5 IN ELECTRIC PARK SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 769.5 FEET OF THE SOUTH 1,238.5 FEET OF THAT PART OF THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE CENTER OF ELSTON AVENUE AND THE CENTER OF THE NORTH BRANCH OF THE CHICAGO RIVER, ALL IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 26 AND 27 (EXCEPT THE SOUTH 24 FEET THEREOF) IN BELMONT AND ELSTON AVENUE ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 30, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0609910045, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACE NUMBER P-3N, A LIMITED COMMON ELEMENT "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 3S AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

PARCEL 3:

THE EXCLUSIVE RIGHT TO STORAGE AREA NUMBER S-3N, A LIMITED COMMON ELEMENT "(LCE)", AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 3S AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.