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WARRANTY DEED

THE GRANTORS,
Mark Kemper and
Dianne Kemper,
husband and wife,

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and
valuable consideration in hand paid,

CONVEY and WARRANT to
Michael Duerr
a single man, *B*



18344340571

Doc# 1834434057 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/10/2018 01:45 PM PG: 1 OF 4

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

UNIT 809 AND PARKING SPACES P-28 AND P-78 IN 23 W. HURON CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1: LOTS 2,3,4, AND 5 IN HIGGINS AND STROTHER'S SUBDIVISION OF LOTS 3,4, 5,12,13, 14 AND THE EAST 14 OF LOTS 6 AND 11 IN BLOCK 25 IN WOLCOTTS ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOTS 9, 10 AND 11 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO DESCRIBED AS BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT 9 AND RUNNING THENCE EAST 90 FEET; THENCE NORTH 20 FEET; THENCE WEST 90 FEET AND THENCE SOUTH 20 FEET TO THE POINT OF BEGINNING IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 20 FEET OF THE SOUTH 40 FEET OF LOTS 9 AND 10 AND THE WEST 10 FEET OF THE NORTH 20 FEET OF THE SOUTH 40 FEET OF LOT 11 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS LOT 2 IN ASSESSOR'S DIVISION OF THE WEST 14 OF LOTS 6 AND 11 ALL OF LOTS 7, 8, 9, AND 10 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453
1896162 1/2

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PARCEL 4: SUB-PARCEL A; THE NORTH 46 FEET OF THE SOUTH 86 FEET OF LOTS 9 AND 10 AND OF THE WEST 10 FEET OF LOT 11 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

SUB-PARCEL B: THE NORTH 23 FEET OF LOTS 9 AND 10 AND THE NORTH 23 FEET OF THE WEST 10 FEET OF LOT 11 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5: ALL THAT PART OF THE VACATED NORTH-SOUTH 9 FOOT ALLEY LYING EAST OF AND ADJOINING THE EAST LINE LOTS 1, 2 AND 3 IN ASSESSOR'S DIVISION AFORESAID, LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOT 5 AND LYING NORTH OF THE SOUTH LINE OF LOT 5 PRODUCED WEST 9 FEET, IN HIGGINS AND STROTHER'S SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 6: LOT 1 IN HIGGINS AND STROTHER'S SUBDIVISION OF LOTS 3, 4 AND 5, THE EAST 1/2 OF LOT 6 AND THE EAST 1/2 OF LOT 11 AND LOTS 12, 13 AND 14 IN BLOCK 25 IN THE NORTH PART OF WOLCOTT'S ADDITION TO CHICAGO IN THE NORTH PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE WEST 31 FEET OF LOT 15 IN BLOCK 25 IN WOLCOTT'S ADDITION TO CHICAGO AFORESAID IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 30, 1998 AS DOCUMENT NUMBER 98247653, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

STREET ADDRESS: 33 W. Huron Street, Unit 809 Chicago, IL 60654

PERMANENT TAX INDEX NUMBER: 17-09-220-027-1065 & 17-09-220-027-1096 & 17-09-220-027-1146

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration; (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

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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 as forever.



DATED this 1st day of December, 2018.

Mark F. Kemper
Mark Kemper

Dianne Kemper
Dianne Kemper

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		07-Dec-2018
	CHICAGO:	8,250.00
	CTA:	3,300.00
	TOTAL:	11,550.00 *
17-09-220-027-1065 20181101640856 1-826-265-760		
* Total does not include any applicable penalty or interest due.		

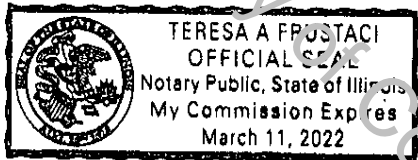
REAL ESTATE TRANSFER TAX		10-Dec-2018
 	COUNTY:	550.00
	ILLINOIS:	1,100.00
	TOTAL:	1,650.00
17-09-220-027-1065 20181101640856 0-035-232-416		

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STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Mark Kemper and Dianne Kemper, personally known to me to be the same people 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 1st day of December, 2018.



Teresa A. Frustaci
Notary Public

The Notary Public aforesaid is an attorney-at-law or an employee of an attorney-at-law and is therefore exempt from recording a Notarial Record pursuant to Section 3-102(d) of the Illinois Notary Public Act.

My commission expires: 3/11/22

This instrument prepared by:
Leo G. Aubel
Howard & Howard Attorneys PLLC
200 S. Michigan Ave., Suite 1100
Chicago, IL 60604-2461

Send subsequent tax bills to:
Michael Duerr
33 W. Huron Street, Unit 809
Chicago, IL 60654

Mail to:
Michael Duerr
33 W. Huron St, Unit 809
Chicago, IL 60654

OR RECORDER'S OFFICE BOX NO. _____