

UNOFFICIAL COPY

**WARRANTY DEED
ILLINOIS STATUTORY
Individual to Individual**

Doc#: 1917955097 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/28/2019 01:06 PM Pg: 1 of 2

Dec ID 20190601608293
ST/CO Stamp 1-021-495-392 ST Tax \$345.00 CO Tax \$172.50
City Stamp 1-468-297-312 City Tax: \$3,622.50

THE GRANTORS, SAMUEL OPLINGER, married to LAUREN OPLINGER, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, ERICA JOHNSON, Unmarried, and BENJAMIN ZIMMERMAN, Unmarried, of the City of Chicago, Cook County, State of Illinois, as joint tenants with rights of survivorship, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See Exhibit 'A'

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO:

Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2018 and subsequent years; and

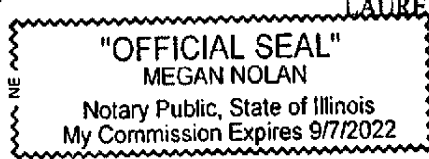
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-36-232-029-1003
Address(es) of Real Estate: 2023 N. California Ave., A3, Chicago, IL 60647

Dated this 30th Day of May, 2019.

[Signature]
SAMUEL OPLINGER
Lauren Oplinger
LAUREN OPLINGER

State of Illinois)
) ss
County of Cook)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY SAMUEL OPLINGER and LAUREN OPLINGER, personally known to me to be the same person(s) whose name(s) 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 30th day of May, 2019.

Megan Nolan (Notary Public) Commission Expires 9/7/2022

This instrument was prepared by: Jeremy Bell, 2015 W. Fullerton Ave., Chicago, Illinois 60647
Mail To: Same as below
Send Subsequent Tax Bills to: ERICA JOHNSON and BENJAMIN ZIMMERMAN, 2023 N. California Ave., A3, Chicago, IL 60647

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Legal Description

UNIT A3 IN THE CALIFORNIA-FRANCIS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 11, 12, 13, 14 AND 15 IN W.O. COLES' SUBDIVISION OF LOTS 7, 8, 9, 10, 11, 12, 19, 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 5 IN STAVES SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION J36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED ON MAY 26, 2005 AS DOCUMENT NUMBER 0514627030, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address:



2023 N. California Ave., Unit A3
Chicago, IL 60647

Pin: 13-36-232-029-1003

REAL ESTATE TRANSFER TAX		26-Jun-2019
	CHICAGO:	2,587.50
	CTA:	1,035.00
	TOTAL:	3,622.50*

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

REAL ESTATE TRANSFER TAX		26-Jun-2019
	COUNTY:	172.50
	ILLINOIS:	345.00
	TOTAL:	517.50

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