

UNOFFICIAL COPY

Doc#: 2013607021 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/15/2020 08:46 AM Pg: 1 of 2

Warranty Deed

Statutory (Illinois)

2065107100542102

THE GRANTOR, Mason Hezner, an unmarried man, of 1519 N. Bosworth #3, Chicago, IL, for and in consideration of TEN DOLLARS (\$10.00) DOLLARS, in hand paid, CONVEY and WARRANT to the GRANTEE, Raizuli Cortes Aranda and Sadie Ruth Ziesmer, unmarried individuals of 2517 N. Ashland Ave., Apt G, Chicago, IL 60614, in Joint Tenancy

Dec ID 20200401667939
ST/CO Stamp 0-089-162-976 ST Tax \$469.00 CO Tax \$234.50
City Stamp 1-254-212-832 City Tax: \$4,924.50

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

PARCEL 1:
UNIT NUMBER 3 IN THE 1519 NORTH BOSWORTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 20 IN STARR'S SUBDIVISION OF THE SOUTHEAST 1/4 OF BLOCK 5 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4), IN COOK COUNTY, ILLINOIS.

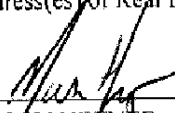
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0409218056; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:
THE EXCLUSIVE RIGHT TO THE USE OF F-3 AND S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 0409218056

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

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 at the time of Closing.

Permanent Real Estate Index Number(s): 17-05-101-082-1003
Address(es) of Real Estate: 1519 N. Bosworth, Unit 3, Chicago, IL 60642


MASON HEZNER

Dated this 21 day of APRIL, 2020.

State of Illinois, County of _____ ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MASON HEZNER, 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 or she signed, sealed and delivered the same instrument as his or her 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 _____ day of _____ **SEE ATTACHED**

Commission expires: _____ Notary Public

This instrument prepared by: Kalcheim Haber, LLC, 134 N. LaSalle Street, Suite 2100, Chicago, Illinois 60602

MAIL TO:
Legal Advocate Solutions
10024 S. Kedzie Ave
Evergreen Park, IL 60805

SEND SUBSEQUENT TAX BILLS TO:
Raizuli Cortes & Sadie Ziesmer
1519 N. Bosworth, Unit 3
Chicago, Illinois 60642

Recorder's Box Office No. _____



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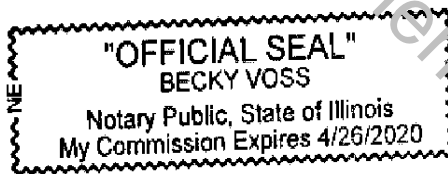
Remote Notarization Certification

I, BECKY VOSS, a notary in and for the County of COOK, State of Illinois, hereby certify that while I was physically present in the state of Illinois, MASON HEZNER (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the WARRANTY DEED (document) consisting of 2 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me this 21th day of April, 2020.




Notary Public





Commission Expires:

4/24/2020

REAL ESTATE TRANSFER TAX		27-Apr-2020
	CHICAGO:	3,517.50
	CTA:	1,407.00
	TOTAL:	4,924.50 *

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

REAL ESTATE TRANSFER TAX		27-Apr-2020
	COUNTY:	234.50
	ILLINOIS:	469.00
	TOTAL:	703.50

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(Seal)