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WARRANTY DEED

WHEN RECORDED, MAIL TO:

STEPHANIE ORZOFF

1120 W BELMONT

CHICAGO, IL 60657

SEND SUBSEQUENT TAX BILLS TO:

Anthony B. Mozer
Stevie N. Carraro
2340 W. Wabansia Avenue, Unit E1
Chicago, Illinois 60647

Doc#: 2118717038 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 07/06/2021 02:52 PM Pg: 1 of 2

Dec ID 20210601664895

ST/CO Stamp 1-807-682-832 ST Tax \$999.50 CO Tax \$499.75

City Stamp 1-981-003-024 City Tax: \$10,494.75

GRANTORS, **Cody Hundertmark and Britta Hundertmark**, husband and wife, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEEES, **Anthony B. Mozer and Stevie N. Carraro**, of Chicago, Illinois, AS **Husband and Wife, Tenants by the Entirety**, all of their interest in the following described real estate in the County of Cook, in the State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No.: 14-31-319-072-0000.

Property Address: 2340 W. Wabansia Avenue, Unit E1, Chicago, Illinois 60647.

Subject to the following, if any: (1) General real estate taxes for the year 2020-2nd installment and subsequent years; (2) (2) covenants, conditions and restrictions of record; if any; (3) Purchasers' mortgages of record, if any.

DATED this 1st Day of June, 2021.

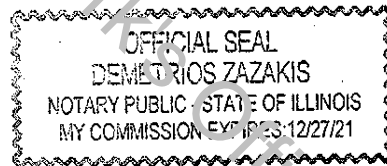
[Signature]
Cody Hundertmark

DATED this 1st Day of June, 2021.

[Signature]
Britta Hundertmark

STATE OF ILLINOIS)

COUNTY OF COOK)



I, the undersigned, a Notary Public, do hereby certify that CODY HUNDERTMARK and BRITTA HUNDERTMARK, 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 notary seal, this 1st Day of June, 2021.

My commission expires 12/27/21

[Signature]
Notary Public

PREPARED BY: James D. Zazakis, Esq., 3832 N. Ashland Avenue, Suite 1S, Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX	17-Jun-2021
CHICAGO:	7,496.25
CTA:	2,998.50
TOTAL:	10,494.75 *

REAL ESTATE TRANSFER TAX	24-Jun-2021
COUNTY:	499.75
ILLINOIS:	999.50
TOTAL:	1,499.25

14-31-319-072-0000 | 20210601664895 | 1-981-003-024

14-31-319-072-0000 | 20210601664895 | 1-807-682-832

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

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Exhibit A – Legal Description

That part of Lots 57 to 60, both inclusive, taken as a Tract in Isham's Resubdivision of parts of Blocks 3, 4, and 5 in Isham's Subdivision of the North 1/2 of the South 1/2 of the Southwest 1/4 lying Southwest of Milwaukee Avenue according to the Plat of Resubdivision Recorded April 3, 1907 as Document 4023344 in Cook County, Illinois described as follows:

Commencing at the Northwest Corner of said Lot 60 thence North 90 Degrees 00 Minutes 00 Seconds East along the North line of Lot 60, a Distance of 21.80 feet to the point of beginning of the Parcel herein described; Thence continuing East along the last described Course Extended, a Distance of 22.20 feet; Thence South 00 Degrees 00 Minutes 00 Seconds East, a Distance of 51.56 feet; Thence South 90 Degrees 00 Minutes 00 Seconds West, a Distance of 12.20 feet; Thence North 00 Degrees 00 Minutes 00 Seconds East, a Distance of 11.05 feet; Thence South 90 Degrees 00 Minutes 00 Seconds West, a Distance of 3.00 feet; Thence North 00 Degrees 00 Minutes 00 Seconds East, a Distance of 2.50 feet; Thence North 90 Degrees 00 Minutes 00 Seconds West, a Distance of 7.00 feet; Thence North 00 Degrees 00 Minutes 00 Seconds east, a Distance of 38.00 feet to the Point of beginning.

Cook County Clerk's Office