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WARRANTY DEED ILLINOIS STATUTORY



Doc# 2136119057 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK


DATE: 12/27/2021 12:02 PM PG: 1 OF 3

AP2133170 2 of 2

THE GRANTOR(S), from as H. Baur, a married man*, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to OZ Park LLC, a Delaware limited liability company, with a mailing address of 936 W. Huron St., Chicago, IL 60642 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

*THIS IS NOT HOMESTEAD PROPERTY

REAL ESTATE TRANSFER TAX	23-Dec-2021
 CHICAGO:	25,500.00
CTA:	10,200.00
TOTAL:	35,700.00 *

14-32-408-033-0000 | 20211201677861 | 2-007-620-240


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



SUBJECT TO:

Covenants, conditions, and restrictions of record; general real estate taxes not due and payable at the time of closing; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Premises as a single-family residence 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): 14-32-408-033-0000
Address(es) of Real Estate: 1954 N. Fremont Street, Chicago, IL 60614

Dated this 21st day of December, 2021


Thomas H. Baur

REAL ESTATE TRANSFER TAX	27-Dec-2021
 COUNTY:	1,700.00
 ILLINOIS:	3,400.00
TOTAL:	5,100.00

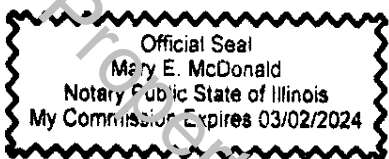
14-32-408-033-0000 | 20211201677861 | 1-361-590-928

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas H Baur, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 21st day of December, 2021



Mary E. McDonald
(Notary Public)

Prepared By: Frank W. Jaffe
Jaffe and Berlin, LLC
111 W. Washington St., Suite 900
Chicago, IL 60602

Mail To:

Mr. Larry Swibel
Fox Swibel Leven & Carrol LLP
200 W. Madison Street, Suite 3000
Chicago, IL 60606



Name & Address of Taxpayer:

OZ Park LLC, a Delaware limited liability company
Brendan Sodikoff
~~1054 N. Fremont Street~~ 936 W Huron
~~Chicago, IL 60614~~ Chicago IL 60643

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Legal Description

LOTS 20 AND 21 IN SUBDIVISION OF BLOCK 6 IN BLOCK 5 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST 1/2 OF SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office