

UNOFFICIAL COPY

Doc#: 2219213375 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/11/2022 02:20 PM Pg: 1 of 3

Dec ID 20220301653766
ST/CO Stamp 2-014-815-312 ST Tax \$370.00 CO Tax \$185.00
City Stamp 0-483-075-152 City Tax: \$3,885.00

WARRANTY DEED

AFTER RECORDING MAIL TO:

Carol Bartlett
2045 N. Larrabee Unit 7103
Chicago IL 60614

MAIL REAL ESTATE TAX BILL TO:

Carol Bartlett
2045 N. Larrabee St., Unit 7103
Chicago, IL 60614

(Reserved for Recorders Use Only)

10 1/2 226NW 114088RM

THE GRANTOR: Justin J. Clauer, a married man, of 34W336 Country Club Rd., Wayne, IL 60184, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to **Carol Bartlett, a single woman of 101 S Mountain View Drive, Ruidoso, NM 88345**, to have and to hold, the following described Real Estate, situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 2045 N. Larrabee St., Unit 7103. Chicago, IL 60614
PIN: 14-33-121-080-1051

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT GRANTOR'S HOMESTEAD PROPERTY

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 5th day of July, 2022.


Justin J. Clauer

STATE OF IL)
COUNTY OF Cook)SS

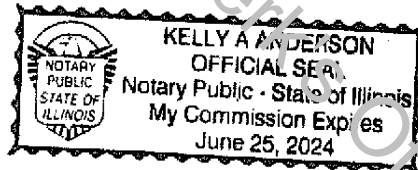
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Justin J. Clauer**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/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 5th day of July, 2022.


Notary Public

NAME AND ADDRESS OF PREPARER:

Lavelle Law, Ltd.
Attorney at Law
1933 N. Meacham Rd., Suite 600
Schaumburg, IL 60173



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LEGAL DESCRIPTION

Order No.: 22GNW114088RM

For APN/Parcel ID(s): 14-33-121-080-1051

PARCEL 1:

UNIT 7103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE OZ PARK GARDENS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0503119000, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCEL AS SET FORTH IN THE DECLARATION OF COVENANTS AND EASEMENTS, AND AS SHOWN ON PLAT ATTACHED THERETO DATED AUGUST 10, 1971 AND RECORDED SEPTEMBER 17, 1971 AS DOCUMENT NO. 21625497 AND FILED AS DOCUMENT NO. LR2581839 AND CREATED BY DEED FROM WALPOLE POINT ASSOCIATES L.L.C. TO OZ PARK TOWNHOMES AND CONDOMINIUMS LLC RECORDED APRIL 13, 2004 AS DOCUMENT NOS. 041014152-04104411259.

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