

UNOFFICIAL COPY

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2220921007 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/28/2022 07:09 AM Pg: 1 of 2

Dec ID 20220601666393
ST/CO Stamp 0-934-661-200 ST Tax \$330.00 CO Tax \$165.00
City Stamp 2-015-276-112 City Tax: \$3,465.00

THE GRANTOR(S), Christopher Larson, married to Brittney Barcelona* 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 WARRANTS to Kyle Rhone, single man, and Jennifer Guieb, single woman, as joint tenants, of 5011 North Troy Street, Chicago, Illinois 60638 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: PART OF LOT 11 IN BLOCK 20 IN FREDERICK H. BARTLETT'S CHICAGO HIGHLANDS IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE 395.89 FEET EAST OF AND PARALLEL TO THE EAST LINE OF NATCHEZ AVE. (66 FEET WIDE) WITH A LINE 6.50 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF 65TH STREET (66 FEET WIDE); THENCE NORTH 00 DEGREES 16 MINUTES 56 SECONDS EAST A DISTANCE OF 27.07 FEET TO A POINT; THENCE SOUTH 89 DEGREES 43 MINUTES 04 SECONDS EAST A DISTANCE OF 57.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 16 MINUTES 56 SECONDS WEST A DISTANCE OF 27.15 FEET TO A POINT; THENCE NORTH 89 DEGREES 43 MINUTES 04 SECONDS WEST A DISTANCE OF 57.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.
PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR ROSSES POINTE TOWNHOMES RECORDED AS DOCUMENT NUMBER 0021228215, AMENDED BY SPECIAL AMENDMENT RECORDED AS DOCUMENT NUMBER 0030040706



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 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): 19-19-215-053-0000

Address(es) of Real Estate: 6412 W. 65th Street, Chicago, IL 60638

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

REAL ESTATE TRANSFER TAX		20-Jul-2022	
	COUNTY:	165.00	
	ILLINOIS:	330.00	
	TOTAL:	495.00	
19-19-215-053-0000 20220601666393 0-934-661-200			

REAL ESTATE TRANSFER TAX		20-Jul-2022	
	CHICAGO:	2,475.00	
	CTA:	990.00	
	TOTAL:	3,465.00	
19-19-215-053-0000 20220601666393 2-015-276-112			
* Total does not include any applicable penalty or interest due.			

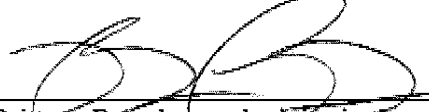
Bw22062146

Dated this 15th day of July, 2022

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Christopher Larson

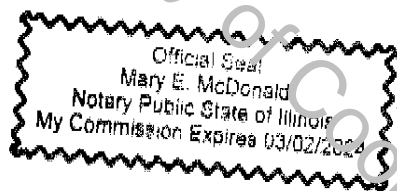


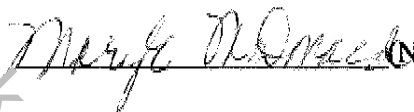
*Brittney Barcelona, who joins in the execution hereof solely to waive any homestead rights she may have

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christopher Larson and Brittney Barcelona, 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 official seal, this 15th day of July, 2022



 (Notary Public)

Prepared By: Terrence P. Faloon
Faloon & Kenney, Ltd.
5 S. 5th Ave.
La Grange, IL 60525

Mail To:
Donald Hyun Kiolbassa
Law Offices of Donald Hyun Kiolbassa
203 N. LaSalle St., Suite 2100
Chicago, IL 60601

Name & Address of Taxpayer:
Kyle Rhone
6412 W. 65th Street
Chicago, IL 60638

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