

# UNOFFICIAL COPY

Doc#: 2235528447 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/21/2022 03:31 PM Pg: 1 of 3

## WARRANTY DEED

Dec ID 20221101600312

ST/CO Stamp 0-001-809-744 ST Tax \$465.00 CO Tax \$232.50

The above space for recorder's use only

**THE GRANTOR(S)**, Tamara Rosser, an unmarried woman, of the City of Evanston, State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, **CONVEY(S)** and **WARRANT(S)** to:

KOZIURA HOMES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY  
the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

ADDRESS OF PROPERTY: 2709 Simpson Street Evanston, IL 60201

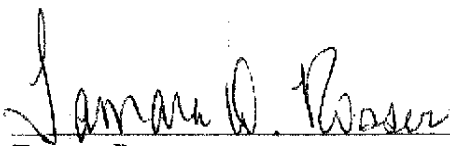
PIN: 10-11-420-024-0000

SUBJECT TO:

Covenants, conditions and restrictions of record, utility easements and general real estate taxes for 2022 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said premises forever.

Dated this 22 day of November, 2022.

  
Tamara Rosser

033312

CITY OF EVANSTON

PAID ~~DEC 01 2022~~ Real Estate Transfer Tax

AMOUNT \$ 2325.00

Agent AD

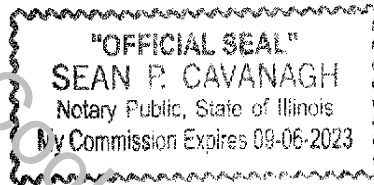
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State of Ill. )  
County of Cook ) SS

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Tamara Rosser, personally known to me to be the same person(s) whose name(s) is/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 seal this 22 day of November, 2022.

~~NOTARY PUBLIC~~



This instrument prepared by:  
Michael Goldhirsh, Esq.  
618 B Academy Drive  
Northbrook, Illinois 60062

Mail to:

KOZIURA HOMES LLC  
1701 SIMPSON STREET  
EVANSTON, IL 60201

Tax bill to:

KOZIURA HOMES LLC  
1701 SIMPSON STREET  
EVANSTON, IL 60201

Property of Cook County Clerk's Office

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## EXHIBIT "A"

### Property Description

Lot 18 in Block 6 in McDaniel's Addition to Evanston, being a subdivision of that of the South East 1/4 of the South East 1/4 of Section 11, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, commonly known as property at 2709 Simpson, Evanston, Illinois.

Property 1:  
10-11-420-024-0000  
2709 Simpson Street, Evanston, IL, 60201