

# UNOFFICIAL COPY

769793 1 of 2

Warranty DEED  
ILLINOIS STATUTORY

Citywide Title Corporation  
111 W. Washington St, Ste. 1301  
Chicago IL 60602



Doc# 2315849009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2023 10:49 AM PG: 1 OF 5

THE GRANTOR(S), Roderick Vasser and Nichole Vasser, husband and wife, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey(s) and warrants by Warranty Deed to Chris Wilcher, of 12519 S. Lowe, Chicago, IL 60628 the following described real estate situated in the County of Cook in the State of Illinois, to wit:

*BPF* \*Christopher \*\*A Married Man

LOTS 34 AND 35 IN BLOCK 2 IN NEW ROSELAND, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SECTION 33, NORTH OF THE INDIAN BOUNDARY LINE AND PART OF THE FRACTIONAL SECTIONS 28 AND 33 SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 18, 1927 AS DOCUMENT NUMBER 98 13 257 IN COOK COUNTY, ILLINOIS. *see attached*

SUBJECT TO: Covenants, conditions and restrictions of records, Private, public and utility easements and roads and highways, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2023.

Permanent Real Estate Index Number(s): 25-33-102-020-000 and 25-33-102-021-0000

Address of Real Estate: 12807-12811 S. Emerald Ave., Chicago, IL 60623

Dated this 28 day of February 2023

GRANTORS:

Roderick Vasser

Nichole Vasser

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STATE OF IL,

COUNTY OF Cook ss.

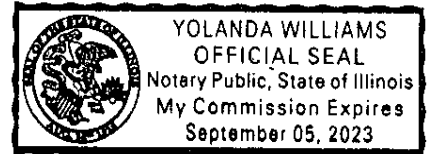
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Roderick Vasser and Nichole Vasser** personally known to me to be the person(s) whose name(s) are subscribed to this Warranty Deed, appeared before me this day in person, and acknowledged that they signed, 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 28 day of February 2023

Yolanda Williams  
Notary Public

Prepared By:

Francis L. Murray, 11104 Front Street, Suite 1A, Mokena, IL 60448



Mail To:

Christopher Wilcher  
12519 S. Lowe Avenue  
Chicago, IL 60628

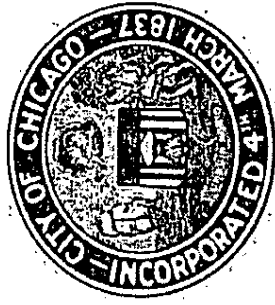
Name and Address of Taxpayer:

Christopher Wilcher  
12519 S. Lowe Avenue  
Chicago, IL 60628

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**REAL ESTATE TRANSFER TAX**

31-May-2023



**CHICAGO:** 1,500.00

**CTA:** 600.00

**TOTAL:** 2,100.00

25-33-102-020-0000 | 20230301670485 | 0-205-396-688

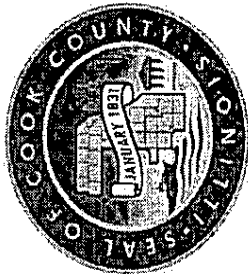
\* Total does not include any applicable penalty or interest due

Property of County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

31-May-2023



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

100.00  
200.00  
300.00

25-33-102-020-0000

| 20230301670485

| 1-279-138-512

Property of Cook County Clerk's Office

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File No: 769793

## EXHIBIT "A"

LOTS 34 AND 35 IN BLOCK 2 IN NEW ROSELAND, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SECTION 33, NORTH OF THE INDIAN BOUNDARY LINE AND PART OF THE FRACTIONAL SECTIONS 28 AND 33 SOUTH OF THE INDIAN BOUNDARY LINE ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 18, 1927 AS DOCUMENT NUMBER 98 13 257 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

? in 25.33.102.021.0000  
25.33.102.020.0000  
HF.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.*

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