

UNOFFICIAL COPY

WARRANTY DEED (Illinois)

THIS DEED is made as of the 7 day of April, 2015, by and between



Doc#: 1510635053 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/16/2015 01:19 PM Pg: 1 of 2

DIANA CHIN
a married woman
("Grantor," whether one or more),

and

WHITNEY DIXON
of Chicago, Illinois
("Grantee," whether one or more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

153T00717SK 1002
P007
153T00717SK 1002

PARCEL 1: UNIT NUMBER 407 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CORTLAND TOWERS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED NOVEMBER 7, 2003 AS DOCUMENT NO. 0331019171, AS AMENDED FROM TIME TO TIME, IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENT KNOWN AS PARKING SPACE P-14, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION, AFORESAID.

P.I.N.: 13-36-401-032-1029 / 13-36-401-032-1063

COMMONLY KNOWN AS: 2720 W CORTLAND ST., UNIT 407, CHICAGO, IL 60647

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRANTOR


S N
P 3
S N
SC X
INT OB

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.



And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises

BOX 333-CT

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REAL ESTATE TRANSFER TAX		10-Apr-2015
	CHICAGO:	2,100.00
	CTA:	840.00
	TOTAL:	2,940.00

13-36-401-032-063 | 20150401676031 | 0-297-621-888

REAL ESTATE TRANSFER TAX		10-Apr-2015
	COUNTY:	140.00
	ILLINOIS:	280.00
	TOTAL:	420.00

13-36-401-032-1063 | 20150401676031 | 1-513-085-312

Property of Cook County Clerk's Office


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hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

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COMMONLY KNOWN AS: 2720 W CORTLAND ST., UNIT 407, CHICAGO, IL 60647

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 7 day of April, 2015.



DIANA CHIN

Instrument prepared by: Rosenthal Law Group, LLC, 3700 W Devon, Ste E, Lincolnwood, IL 60712

MAIL TO:
Donald Dickerson
440 W GALENA
AVONDA, IL 60506

SEND SUBSEQUENT TAX BILLS TO:
WHITNEY DIXON
2720 W Cortland St, Unit 407
CHICAGO, IL 60647

OR

RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS }
 } SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that DIANA CHIN (s) are personally known to me to be the same person(s) whose name (s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of April, 2015.

Notary Public Rita Avitia

My Commission Expires: 10-14-16

