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Doc#: 1609246126 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2016 10:11 AM Pg: 1 of 3

Warranty Deed

Dec ID 20160301681903
ST/CO Stamp 0-970-536-512 ST Tax \$315.00 CO Tax \$157.50
City Stamp 1-507-407-424 City Tax: \$3,307.50

MAIL TO:

ERWIN LAW LLC
4043 N. RAVENSWOOD AVE, #208
CHICAGO, IL 60613

NAME & ADDRESS OF TAXPAYER

Gena Wilson
4553 N Magnolia Ave, Unit 504
Chicago, IL 60640

GIT 40024124 [Signature]

THE GRANTOR, MATTHEW A. LEE*, of 4553 N Magnolia Ave, Unit 504, Chicago, IL 60640, for and in consideration of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable consideration in hand paid,
***UNMARRIED NOT PARTY TO A CIVIL UNION.**

CONVEYS AND WARRANTS to GENA WILSON, an unmarried woman, individually, all interest in the following described real estate situated in County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Permanent Real Estate Index Number(s): **14-17-118-032-1034**
Property Address: **4553 N Magnolia Ave, Unit 504, Chicago, IL 60640**

Subject only to the following, if any: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 21st day of March, 2016

[Signature] (Seal)
MATTHEW A. LEE

REAL ESTATE TRANSFER TAX		23-Mar-2016
CHICAGO:		2,362.50
CTA:		945.00
TOTAL:		3,307.50*

14-17-118-032-1034 | 20160301681903 | 1-507-407-424
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		23-Mar-2016
COUNTY:		157.50
ILLINOIS:		315.00
TOTAL:		472.50

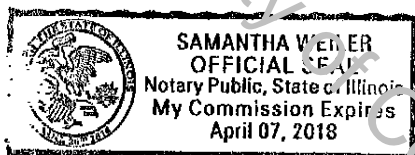
14-17-118-032-1034 | 20160301681903 | 0-970-536-512

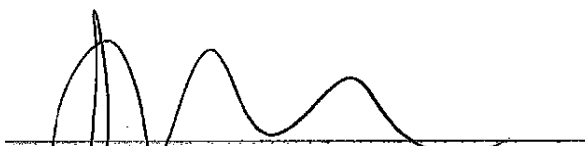
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT, **MATTHEW A. LEE, individually**, 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 acknowledged that she signed, sealed and delivered the 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 notarial seal, this 21 day of March, 2016





Notary Public

This instrument was prepared by:

Christopher S Jordan
JRQ & Associates, LLC
73 W. Monroe Street, Suite 416
Chicago, IL 60603

Property Cook County Clerk's Office

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EXHIBIT "A"

PARCEL 1: UNIT 504 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MAGNOLIA GARDENS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0402119155, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-25, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office