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\*1724212060\*

Doc# 1724212060 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/30/2017 01:48 PM PG: 1 OF 4

WARRANTY DEED



CT/17NW727060N2  
NSC Det 1 of 37

FOR RECORDER'S USE ONLY

GRANTOR, DANIEL J. FARRELL, married to KATHRYN JEAN FARRELL for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the GRANTEE(S), CLIFTON BUILDING, LLC, an Illinois limited liability company all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

AND G1

UNIT 3244-1E IN THE CLIFTON VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE:

LOTS 43, 44, 45 AND 46 IN BLOCK 8 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 15, 2005 AS DOCUMENT 0525834047, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 14-20-421-051-1001 and 14-20-421-051-1033  
Address of Real Estate: 3244 N. CLIFTON, UNIT 1E and G1, CHICAGO, IL 60657

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said a Premises, against all persons lawfully claiming, or to claim the same, subject to:

Y  
#  
S  
SC  
INT

THIS IS NOT A HOMESTEAD PROPERTY OF GRANTOR

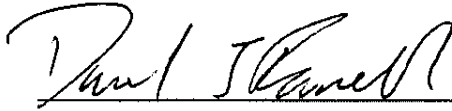
| REAL ESTATE TRANSFER TAX                            |           | 25-Aug-2017 |  |
|---|-----------|-------------|--|
|   | COUNTY:   | 170.25      |  |
|   | ILLINOIS: | 340.50      |  |
|   | TOTAL:    | 510.75      |  |
| 14-20-421-051-1001   20170801602717   1-578-914-752 |           |             |  |

| REAL ESTATE TRANSFER TAX                            |          | 28-Aug-2017 |  |
|---|----------|-------------|--|
|   | CHICAGO: | 2,553.75    |  |
|   | CTA:     | 1,021.50    |  |
|   | TOTAL:   | 3,575.25 *  |  |
| 14-20-421-051-1001   20170801602717   0-447-722-432 |          |             |  |

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

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Dated this 1 day of August, 2017



**DANIEL J. FARRELL**

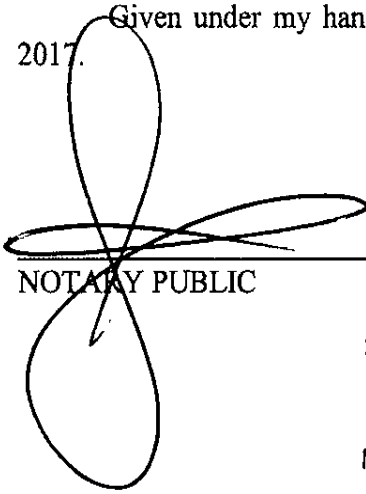
**KATHRYN JEAN FARRELL**

KATHRYN JEAN FARRELL is signing solely to waive homestead rights and is not a grantor

STATE OF NY)  
COUNTY OF Morris) SS.

I, the undersigned a notary public in and for the State and County aforesaid, do hereby certify that **DANIEL J. FARRELL**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 1 day of Aug, 2017.



NOTARY PUBLIC

**SHANE WEATHERINGTON**  
ID # 2385158  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires April 29, 2019

Property of County Clerk's Office

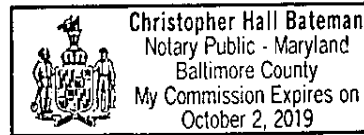


# UNOFFICIAL COPY

STATE OF Maryland )  
 ) SS.  
COUNTY OF Baltimore City

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **KATHRYN JEAN FARRELL**, personally known to me to be the same person whose name is subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that he she signed and delivered the said instrument as his her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4<sup>TH</sup> day of August, 2017.



NOTARY PUBLIC/TIPIC  
Christopher Hall Bateman, My Commission Expires  
Prepared By: 10/2/2019

Scott A. Weinstein, Esq.  
Kovitz Shifrin Nesbit  
175 N. Archer  
Mundelein, IL 60060

Christopher Hall Bateman/Notary Public  
Title Insurance Producer  
9101 Satyr Hill Road  
Baltimore, MD 21234-1406  
TIPIC #2109685

After Recording Mail to:  
Samuel Tamkin, Esq.  
361 Park Ave, Ste. 200  
Glencoe, IL 60022

TIPIC #2109685

Send Subsequent Tax Bills to:  
Clifton Building, LLC  
2330 N. Damen, Ste. 1D  
Chicago, IL 60647

Property of Cook County Clerk's Office