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Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

GIT File #: 41044214G 1/1

Doc#: 1913006006 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/10/2019 09:38 AM Pg: 1 of 2

Dec ID 20190301633565
ST/CO Stamp 1-813-878-688 ST Tax \$175.00 CO Tax \$87.50
City Stamp 0-289-003-424 City Tax: \$1,837.50

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Warranty Deed

RE: 21 E. Chestnut Street, Unit 16F, Chicago, IL 60611

Property of Cook County Clerk's Office

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410442146 **WARRANTY DEED**
(Individual to Individual)

THE GRANTOR, **BRIAN O'NEILL**, A BACHELOR, of ATLANTA, County of Fulton, Georgia, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) to **SPNA CHESTNUT, LLC**, an Illinois Limited Liability Company, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

UNIT 16-F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 21 EAST CHESTNUT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25036466, AS AMENDED, IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number 17-03-223-023-1108
Address of Real Estate: 21 E. Chestnut, Unit 16F, Chicago, Illinois 60611
Street

SUBJECT TO: General real estate taxes not due and payable as of April 30, 2019 covenants, conditions and restrictions of record; and building lines and easements.

Hereby waiving and releasing any and all rights under the Illinois Homestead Act, to have and to hold, forever. **THIS IS NOT HOMESTEAD PROPERTY**

DATED 25 day of April, 2019

Brian O'Neill

BRIAN O'NEILL

State of Georgia)
) SS
County of Fulton)

REAL ESTATE TRANSFER TAX		09-May-2019	
	COUNTY:		87.50
	ILLINOIS:		175.00
	TOTAL:		262.50
17-03-223-023-1108		20190301633565 1-813-878-688	

REAL ESTATE TRANSFER TAX		09-May-2019	
	CHICAGO:		1,312.50
	CTA:		525.00
	TOTAL:		1,837.50 *
17-03-223-023-1108		20190301633565 0-289-003-424	
* Total does not include any applicable penalty or interest due.			

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRIAN O'NEILL, A BACHELOR, personally known to me as the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 25 day of April, 2019.

Andrew M. Carter (Notary Public)

This instrument was prepared by:
Andrew M. Carter, Esq., 127 W Willow Ave, Wheaton, IL 60187

MAIL RECORDED INSTRUMENT TO:
Kimberly Reed, ESQ.
111 E. Wacker Drive Suite 2800
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
SPNA Chestnut, LLC
5009 Oakton Street **St.**
Skokie, IL 60077

