

UNOFFICIAL COPY

410448306 1/2
GIT WARRANTY DEED

Doc#. 1916217115 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/11/2019 01:10 PM Pg: 1 of 3

Dec ID 20190601692400
ST/CO Stamp 0-024-706-976 ST Tax \$255.00 CO Tax \$127.50
City Stamp 0-167-485-536 City Tax: \$2,677.50

MAIL TO:

Tuan Minh Phan
207 E 31st St. Unit 5B
Chicago, IL 60616

NAME & ADDRESS OF TAXPAYER:

Tuan Minh Phan
207 E. 31st Street, Unit 5B
Chicago, Illinois 60616

THIS INDENTURE WITNESSETH, That the Grantor, **Sheldrick M. Holmes and Steven R. Cook, a married couple, of the City of Chicago, County of Cook, State of Illinois**, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant unto **Tuan Minh Phan, a married man**, of the City of Chicago, County of Cook, State of Illinois, all of their right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to-wit:

Legally described on Exhibit A attached hereto and made a part hereof.

Subject to: Terms, provisions, covenants and conditions of the Condominium Declaration and all amendments thereto (collectively, the "Declaration"); public and utility easements including any easements established by or implied from the Declaration; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration; covenants, conditions and restrictions of record and building lines and public utility easements, if any, provided they do not adversely interfere with the current use and enjoyment of the real estate; general real estate taxes not due and payable at the time of closing; and Lease dated 6/6/16 with Janel Silk and Lakia Woods.

Common Address: 207 E. 31st Street, Unit 5B, Chicago, Illinois 60616

Real Estate Tax Permanent Index No.: 17-34-103-074-1029 \checkmark 17-34-103-074-1068

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

[SIGNATURES ON FOLLOWING PAGE]

UNOFFICIAL COPY

[SIGNATURE PAGE TO WARRANTY DEED]

In Witness Whereof, the Grantor aforesaid have executed this Deed the 28 day of May, 2019.

[Signature]
 Sheldrick M. Holmes

[Signature]
 Steven R. Cook

STATE OF Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFIES THAT Sheldrick M. Holmes, 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 he signed, sealed and delivered the 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 notarial seal, this 28 day of May, 2019.



[Signature]
 Notary Public
 My commission expires on 11/30/19

STATE OF Illinois
County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFIES THAT Steven R. Cook, 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 he signed, sealed and delivered the 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 notarial seal, this 28 day of May, 2019.



[Signature]
 Notary Public
 My commission expires on 11/30/19

NAME AND ADDRESS OF PREPARER: Debra B. Yale, Esq., 630 Dundee Road, Suite 220, Northbrook, Illinois 60062



UNOFFICIAL COPY


EXHIBIT "A"

UNITS 5B AND S-32 TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN SIGNATURE RESIDENCES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0920816007, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 207 East 31st Street Unit 5B, Chicago, IL 60616
 Tax Number: 17-34-103-074-1029

Property address: 207 East 31st Street, unit s-32, Chicago, IL
 Tax Number: 17-34-103-074-1068

REAL ESTATE TRANSFER TAX		10-Jun-2019
	COUNTY:	127.50
	ILLINOIS:	255.00
	TOTAL:	382.50
17-34-103-074-1029 20190801682400 0-024-708-876		

REAL ESTATE TRANSFER TAX		10-Jun-2019
	CHICAGO:	1,912.50
	CTA:	765.00
	TOTAL:	2,677.50 *
17-34-103-074-1029 20190601682400 0-167-485-536		
* Total does not include any applicable penalty or interest due.		

Property of Cook County Clerk's Office