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## WARRANTY DEED ILLINOIS STATUTORY



Doc# 1925222177 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/09/2019 04:09 PM PG: 1 OF 3

THE GRANTOR(S), **CHRISTOPHER E. SHEPHERD**, a single man, of the City of Chicago, County of Cook, State of Illinois, **CONVEY(S) and WARRANT(S) TO RUSSELL JOSEPH ALEXANDER**, of 821 West Roscoe Street, Unit 4, Chicago, Illinois 60657, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number(s): 14-20-419-119-1004

Address(es) of Real Estate: 821 West Roscoe Street, Apartment 4, Chicago, Illinois 60657

30 day of July, 2019  
  
CHRISTOPHER E. SHEPHERD

REAL ESTATE TRANSFER TAX		09-Sep-2019	
	COUNTY:	277.50	
	ILLINOIS:	555.00	
	TOTAL:	832.50	

14-20-419-119-1004 | 20190801676786 | 0-476-105-312

REAL ESTATE TRANSFER TAX		06-Sep-2019	
	CHICAGO:	4,162.50	
	CTA:	1,665.00	
	TOTAL:	5,827.50 *	

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

S Y  
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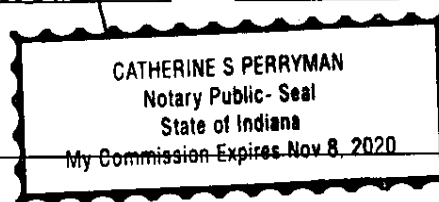
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STATE OF IN COUNTY OF St Joseph SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that CHRISTOPHER E. SHEPHERD is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as 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 30 day of July, 2019.

Catherine S Perryman (Notary Public)



**Prepared by:**

Julie M. Realmuto, Attorney at Law, 15000 S. Cicero Avenue, Oak Forest, IL 60452

**Mail To:**

Talarico Law Group  
15000 S. Cicero Avenue  
Oak Forest, IL 60452

**Name and Address of Taxpayer:**

Russell Joseph Alexander  
821 West Roscoe Street, Apartment 4  
Chicago, IL 60657

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EXHIBIT A

## LEGAL DESCRIPTION

PARCEL 1: UNIT 4 IN 821 WEST ROSCOE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 51 IN BLOCK 1 IN BUCKINGHAM'S SUBDIVISION OF BLOCK 4 IN THE PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 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 4, 2009 AS DOCUMENT 0824831177, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4, AND ROOF DECK SPACE R-4, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE CONDOMINIUM DECLARATION RECORDED SEPTEMBER 4, 2008 AS DOCUMENT 0824831177, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

FOR INFORMATIONAL PURPOSES ONLY

Common Address: 821 West Roscoe Street, Unit 4, Chicago, IL 60657  
PIN# 14-20-419-119-1004

Property of Cook County Clerk's Office