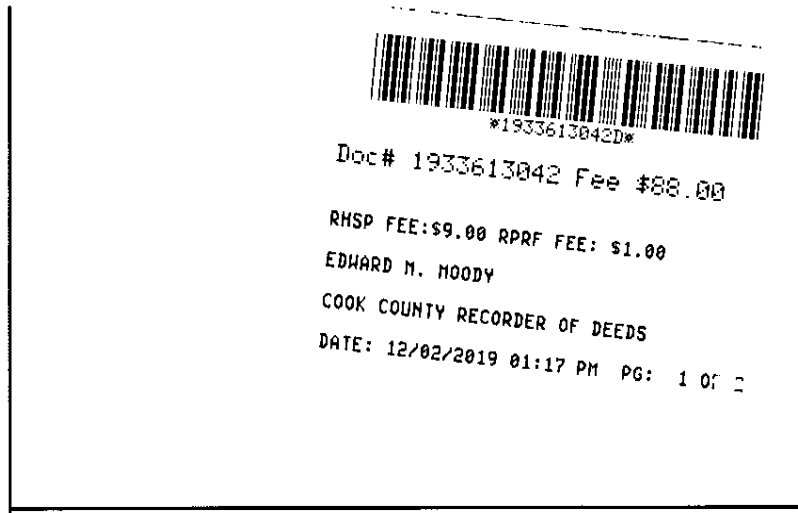


UNOFFICIAL COPY

WARRANTY DEED



File No: 19106587

THIS INDENTURE WITNESSETH, that the Grantor(s), Andre L. Weaver a Bachelor, of the County of C O O K and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Llewellyn Smith, 525 West Eugenie Street, Apt. 302, Chicago, Illinois 60614, the following described real estate, to-wit:

PARCEL 1: UNIT NUMBER 4228 1-NORTH IN THE 4220-28 S. CHAMPLAIN CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0431027083, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0431027083.

Permanent Real Estate Index Number: 20-03-224-056-1014

Address of Real Estate: 4228 S Champlain Ave Unit 1N, Chicago, IL 60653

Subject to the following restrictions: a) all taxes and special assessments for the year 2019 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 13th Day of November, 2019

Andre L. Weaver

Andre L. Weaver

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

19106587 1/2

S Y

P 2

S 1

M X

SC 1

E X

INT AB

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REAL ESTATE TRANSFER TAX

18-Nov-2019



CHICAGO:	1,387.50
CTA:	555.00
TOTAL:	1,942.50 *

20-03-224-056-1014 | 20191101638275 | 0-049-121-632

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

STATE OF ILLINOIS)

COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Andre L. Weaver, a Bachelor, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 13th day of November, 2019.

Gail Maher
Notary Public



This Instrument was prepared by:
Michon Stuttley
900 Ridge Road, 2nd Floor
Homewood IL 60430

Future Tax Bills to:
Llewellyn Smith
4228 S Champlain Ave N
Chicago IL 60653

After recording return document to:
Jonathan Avon
180 N Michigan Ave 2105
Chicago IL 60601

REAL ESTATE TRANSFER TAX

19-Nov-2019



COUNTY:	92.50
ILLINOIS:	185.00
TOTAL:	277.50

20-03-224-056-1014 | 20191101638275 | 0-117-991-776