

# UNOFFICIAL COPY

Doc#: 2001008172 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/10/2020 10:27 AM Pg: 1 of 2

## WARRANTY DEED

Dec ID 20191201675053  
ST/CO Stamp 0-176-156-000 ST Tax \$490.00 CO Tax \$245.00  
City Stamp 1-920-986-464 City Tax: \$5,145.00

THE GRANTORS, JAMES FORKINS AND STEPHANIE FORKINS, married to each other, of Chicago, Illinois, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to BENJAMIN\* PIATT AND MARIANA PIATT\*\*Husband and Wife, of Chicago, Illinois, as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

\* D

See Reverse Side for Legal Description

\*\* A.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: conditions and restrictions of record, and general taxes for 2019 and subsequent years.

Permanent Index Number (PIN): 14-30-205-04(-1)05

Address of Real Estate: 1947 W. Fletcher Street, Unit PH, Chicago, Illinois 60657

DATED this 27 day of DECEMBER, 2019

(SEAL) [Signature]  
Stephanie Forkins

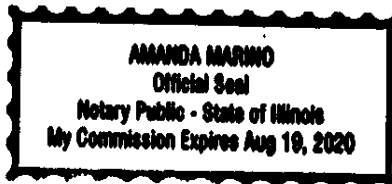
(SEAL) [Signature]  
James Forkins

State of Illinois )  
                          ) ss  
County of COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephanie Forkins and James Forkins, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this date in person, and acknowledged that they signed and sealed the said instrument as their 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 27 day of December, 2019.

[Signature]  
Notary Public



NATIONAL TITLE CH19033032

10/2

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### PARCEL 1:

PARCEL 1: UNIT PH IN THE VILLAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 AND LOT 2 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 2 IN LABAHN'S SUBDIVISION OF THE WEST 5 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, 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 AS DOCUMENT NUMBER 0708016092, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:


THE EXCLUSIVE RIGHT FOR PARKING PURPOSES FOR THE BENEFIT OF PARCEL 1 TO GARAGE SPACE P-5 AND GARAGE ROOF DECK PH LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED MAY 17, 2007 AS DOCUMENT NUMBER 0713715079, IN COOK COUNTY, ILLINOIS..

This instrument was prepared by: **Andrew M. Burdick, Attorney at Law**



After recording mail to:

Benjamin D. Piatt  
Mariana A. Piatt  
1947 W. Fletcher St.  
Unit PH  
Chicago, IL 60657

Send subsequent tax bills to:  
Benjamin D. Piatt & Mariana A. Piatt  
1947 W. Fletcher St  
Unit PH  
Chicago, IL 60657

REAL ESTATE TRANSFER TAX		08-Jan-2020
	CHICAGO:	3,675.00
	OTA:	1,470.00
	TOTAL:	5,145.00 *
14-30-205-046-1005   20191201675053   1-820-866-464		

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

REAL ESTATE TRANSFER TAX		08-Jan-2020
		COUNTY:
		ILLINOIS:
		TOTAL:
14-30-205-046-1005		20191201675053   0-176-158-000

COUNTY: 245.00  
ILLINOIS: 490.00  
TOTAL: 735.00