

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2001313092 Fee: \$98.00 Edward M. Moody Cook County Recorder of Deeds Date: 01/13/2020 11:52 AM Pg: 1 of 5

Dec ID 20200101689574 ST/CO Stamp 1-814-551-904 ST Tax \$365.00 CO Tax \$182.50 City Stamp 0-456-568-160 City Tax: \$3,832.50

Mail to:

LEN GARGAS 20855 S LAGRANGE RD UNIT 102 B FRANKFORT, IL 60423

Name & Address of Taxpayer:

Rugenia Smith

4118 S. Vincennes Ave. #2

Chicago, IL 60653

(Space for Recorder's Use)

THE GRANTOR(S). 4100 S. Vincennes Inc., an Illinois corporation,

of the City of Chicago, County of Cook, State of Illinois

for and in consideration of \$10.00 DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to THE GRANTEE(S). Rugenia Smith,

(Grantee's Address) 4118 S. Vincennes Ave. #2, Chicago, IL 60653

of the City of Chicago, County of Cook, State of IL

in the form of ownership: sole owner

all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

SEE ATTACHED

\*Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 20-03-212-084-0000

Property Address: 4118 S. Vincennes Ave. #2, Chicago, IL 60653

# UNOFFICIAL COPY

Dated this 3<sup>rd</sup> day of January, 2020

\_\_\_\_\_  
(Seal)

Aneta Jakubczyk, president

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

(NOTE: Please type or print names below all signatures.)

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  
Aneta Jakubczyk

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 3<sup>rd</sup> day of January, 2020

(Seal)



RS O M L

Notary Public

My commission expires: 5-23-23

COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:

Daniel P. Scott  
Chepov & Scott, LLC  
5440 N Cumberland Ave. Suite 150  
Chicago, IL 60656

or  
Exempt under provisions of Paragraph \_\_\_\_\_  
Section 4, Real Estate Transfer Tax Act.

Date: \_\_\_\_\_

Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

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## LEGAL DESCRIPTION

Order No.: 19GNW444044PK

For APN/Parcel ID(s): 20-03-212-084-0000

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### PARCEL 1:

UNIT 2 IN THE 4118 S. VINCENNES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF ANTHONY J. HAGEMAN'S SUBDIVISION OF THE SOUTH 2 FEET AND 1 INCH OF SUBDIVISION OF LOTS 4, 5 AND 6 IN BEIFIELD'S SUBDIVISION OF LOTS 25 TO 31, INCLUSIVE IN BLOCK 2 IN GEORGE S. BOWEN'S SUBDIVISION AND LOTS 32 TO 37 INCLUSIVE IN BLOCK 2 OF SAID GEORGE S. BOWEN'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN RECORDED FEBRUARY 26, 1891 AS DOCUMENT 1424578, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF EAST 41ST STREET AND THE SOUTHWESTERLY LINE OF SOUTH VINCENNES AVENUE; THENCE SOUTH 09 DEGREES 28 MINUTES 21 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE OF SOUTH VINCENNES AVENUE A DISTANCE OF 173.63 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTH 09 DEGREES 28 MINUTES 21 SECONDS WEST ALONG SAID WESTERLY LINE A DISTANCE OF 25.20 FEET TO A POINT; THENCE NORTH 89 DEGREES 54 MINUTES 54 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 58.00 FEET OF SAID ANTHONY J. HAGEMAN'S SUBDIVISION (AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SUBDIVISION) A DISTANCE OF 146.13 FEET TO A POINT IN THE EAST LINE OF A 16-FOOT PUBLIC ALLEY; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST A DISTANCE OF 150.25 FEET TO THE POINT OF BEGINNING, CONTAINING 3,964.94 SQ. FT. (0.085 ACRE), MORE OR LESS, ALL IN COOK COUNTY, ILLINOIS.


WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 4118 S VINCENNES CONDOMINIUM ASSOCIATION AS AMENDED FROM TIME TO TIME, RECORDED RECORDED APRIL 24, 2019 AS DOCUMENT NUMBER 1911416004, AND AMENDED BY DOCUMENT NUMBER 1926945092, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2 AND STORAGE SPACE NO. S-2, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		09-Jan-2020
	CHICAGO:	2,737.50
	CTA:	1,095.00
	TOTAL:	3,832.50 *

20-03-212-084-0000 | 20200101689574 | 0-456-568-160

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

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**REAL ESTATE TRANSFER TAX**

09-Jan-2020



COUNTY:	182.50
ILLINOIS:	365.00
TOTAL:	547.50

20-03-212-084-0000

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