

# UNOFFICIAL COPY

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2010607366 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/15/2020 01:05 PM Pg: 1 of 3

Dec ID 20200401652561  
ST/CO Stamp 0-339-820-768 ST Tax \$200.00 CO Tax \$100.00  
City Stamp 0-594-292-960 City Tax: \$2,100.00

Mail to:  
Pamela Patterson  
2158 N. Natchez Avenue  
Unit 1S  
Chicago, IL 60707

Name & Address of Taxpayer:  
Pamela Patterson  
2158 N. Natchez Avenue  
Unit 1S  
Chicago, IL 60707

(Space for Recorder's Use)

THE GRANTOR(S), CHRISTOPHER LITCHER, a married man

of the CITY of CHICAGO, County of COOK State of ILLINOIS  
for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to  
THE GRANTEE(S), PAMELA PATTERSON,

(Grantee's Address)

of the \_\_\_\_\_ of \_\_\_\_\_, County of \_\_\_\_\_ State of \_\_\_\_\_

in the form of ownership: Fee Simple

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

SEE ATTACHED LEGAL DESCRIPTION

\*This is NOT a homestead property

REAL ESTATE TRANSFER TAX	04-Apr-2020	
	CHICAGO:	1,500.00
	CTA:	600.00
	TOTAL:	2,100.00 *

13-31-205-072-1002 | 20200401652561 | 0-594-292-960

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

REAL ESTATE TRANSFER TAX	04-Apr-2020	
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00

13-31-205-072-1002 | 20200401652561 | 0-339-820-768

(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): 13-31-205-072-1002

Property Address: 2158 N. NATCHEZ AVE. #1S, CHICAGO IL 60607

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Dated this 20<sup>th</sup> day of MARCH, 2020

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

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

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

Christopher Litcher  
CHRISTOPHER LITCHER  
(Seal)

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

STATE OF Illinois )

COUNTY OF DuPage ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
CHRISTOPHER LITCHER

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 20 day of March, 2020.

[Signature]  
Notary Public



My commission expires: 4/2/2022

Cook COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:  
FRANK PANZICA  
ATTORNEY AT LAW  
8770 W. BRYN MAWR AVE. #1300  
CHICAGO IL 60631

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

**PARCEL 1:**

UNIT 1S IN THE 2158 N. NATCHEZ CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 3 AND 4 IN THE WEST GRAND AVENUE INDUSTRIAL DISTRICT, BEING OWNER'S DIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4, BEING ALSO A POINT ON THE WEST LINE OF NATCHEZ AVENUE; THENCE ON AN ASSUMED BEARING, SOUTH 00 DEGREES 00 MINUTES 35 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 510.90 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 56 SECONDS WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 35 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 56 SECONDS EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617710170 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P-6, A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0617710170, IN COOK COUNTY, ILLINOIS.

Property Address:  
2158 N Natchez Ave, Apt 1S  
Chicago, IL 60607

Pin: 13-31-205-072-1002