

STC 1 of 2 # 688787 MS

UNOFFICIAL COPY

WARRANTY DEED INDIVIDUAL TO INDIVIDUAL

Doc# 2011907237 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/28/2020 12:27 PM Pg: 1 of 3

Dec ID 20200301651188
ST/CO Stamp 1-229-379-808 ST Tax \$211.00 CO Tax \$105.50
City Stamp 1-900-468-448 City Tax: \$2,215.50

Property of Cook County Clerk's Office

THE GRANTOR(S), William Gibson, an unmarried man, of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY(S) and WARRANT(S) to Edgar E Sanchez of Chicago, of the county of Cook of the State of Illinois, the following described Real Estate:

* a single man

See Exhibit "A" attached hereto and made a part hereof


✓ COMMONLY KNOWN AS: 2142 N Natchez Ave, Condo 1N, Chicago IL 60707

PIN: 13-31-205-076-1001

situated in the County of Cook, State of Illinois. The Grantor(s) hereby release(s) and waive(s) all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantee shall have and hold said premises,

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements, existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2019 and subsequent years.

DATED this 3/15 day of March, 2020



William Gibson (SEAL)

(SEAL)

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that William Gibson, an unmarried man, personally known to me to be the same person(s) whose name(s) is/are 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.

WITNESS my hand and official seal this 3/5th day of March, 2020.


NOTARY PUBLIC



PREPARED BY:

Joseph S Holtzman
111 West Washington St. Suite 1550
Chicago, IL, 60602

MAIL TO:

Edgar E Sanchez
2142 N. Natchez Unit 1N
Chicago, IL 60707

SEND SUBSEQUENT TAX BILLS TO:

Edgar E Sanchez
2142 N. Natchez Unit 1N
Chicago, IL 60707

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX 20-Apr-2020



CHICAGO: 1,582.50
CTA: 633.00
TOTAL: 2,215.50 *

13-31-205-076-1001 | 20200301651188 | 1-900-468-448

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

REAL ESTATE TRANSFER TAX 20-Apr-2020



COUNTY: 105.50
ILLINOIS: 211.00
TOTAL: 316.50

13-31-205-076-1001 | 20200301651188 | 1-229-379-808

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Exhibit A - Legal Description

Parcel 1:

Unit 1N in the 2142 N. Natchez Condominium as delineated on a Survey of the following described Property:

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 710.90 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 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 0629915128, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easements for the benefit of Parcel 1 for ingress, Egress, use and enjoyment as created by and set forth in the Natchez Palmer LLC Reciprocal Easement Agreement recorded as Document Number 0629915126.

CLERK'S OFFICE OF COOK COUNTY