

UNOFFICIAL COPY

Doc#. 2013303007 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/12/2020 08:18 AM Pg: 1 of 3

Dec ID 20200301641666
ST/CO Stamp 0-238-494-944 ST Tax \$607.50 CO Tax \$303.75
City Stamp 0-909-583-584 City Tax: \$6,378.75

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTORS, BRADLEY R. FRANKLIN and ERIN J. FRANKLIN, husband and wife, of 3232 N. Seminary Ave., Unit 3, of Chicago, County of COOK, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to BRIAN R. QUICK, a single man and ZOE DIXON, a single woman, person, as JOINT TENANTS, of 736 W. Schubert #2, Chicago, IL 60614, of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: General real estate taxes not yet due and payable at the time of Closing; covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed, if any; condominium declaration and bylaws, if any.

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

Permanent Real Estate Index Number(s): 14-20-422-061-1003.
Address(es) of Real Estate: 3232 N. Seminary Ave., #. 3

Chicago, IL 60657.

Dated this 20th day of March, 20 20

File 20-0226 2/3

Bradley R. Franklin
BRADLEY R. FRANKLIN

Erin J. Franklin
ERIN J. FRANKLIN

STATE OF Illinois
COUNTY OF COOK

SIGNED BEFORE ME ON 20 MAR, 2020
BY: Bradley R. Franklin

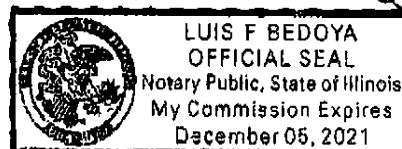
NOTARY: [Signature]

STATE OF Illinois
COUNTY OF COOK

SIGNED BEFORE ME ON 20 MAR, 2020
BY: Erin J. Franklin

NOTARY: [Signature]

Warranty Deed - Individual



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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BRADLEY R. FRANKLIN and ERIN J. FRANKLIN, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the 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 notarial seal, this 20 day of March, 2020.



Luis F. Bedoya (Notary Public)

Prepared by:

Richard C. Spain, Esq.
Spain, Spain & Varnet P.C.
33 N. Dearborn Street, Suite 2220
Chicago, IL 60602

Mail To:

~~Shane Mowery, Esq.
Mowery Law
3652 W. Irving Park Road
Chicago, IL 60618~~

Name and Address of Taxpayer:

BRIAN QUICK and ZOE DIXON
3232 N SEMINARY AVE #3
CHICAGO, IL 60657

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EXHIBIT "A"

PARCEL 1:

UNIT NUMBER 3 IN THE 3232 NORTH SEMINARY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 38 IN BLOCK 7 IN BAXTER'S SUBDIVISION OF THE EAST 1/2 OF LOTS 20 TO 24 IN BLOCK 7 OF BAXTER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0628645047, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE G-2, STORAGE SPACE NUMBER S-3 AND UNIT 3 ROOFTOP A LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NO. 0628645047

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