

UNOFFICIAL COPY

This document was prepared by:
Lisa Saul, Esq.
111 West Washington Street
Suite 1100
Chicago, Illinois 60602

After recording mail to:
Joellyn Nelson, Esq.
380 May Avenue
Glen Ellyn, Illinois 60606

Mail tax bills to:
Andrew J. Groesch Jr.
725 N. Aberdeen Avenue, Unit 402
Chicago, Illinois 60642

Doc#: 2014339043 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/22/2020 10:13 AM Pg: 1 of 4

Dec ID 20200401665727
ST/CO Stamp 1-810-044-128 ST Tax \$384.00 CO Tax \$192.00
City Stamp 0-933-475-552 City Tax: \$4,032.00

This space reserved for Recorder's use only.

668721 128B

WARRANTY DEED


THE GRANTOR, Elaine Bell, a single woman never married, for the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto Andrew J. Groesch, a single man, never married, whose address is 300 N. Canal Street, Unit 2503, Chicago, Illinois 60606, the following described Real Estate situated in the City of Chicago, County of Cook, State of Illinois, to wit: Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SEE EXHIBIT A ATTACHED HERETO.

SUBMIT TITLE
AND EASEMENT TO:
Cook County, IL 60602



PIN: 17-08-205-017-1020 APT
ADDRESS: 725 N. ABERDEEN STREET, UNIT 402, CHICAGO, ILLINOIS 60642

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

| REAL ESTATE TRANSFER TAX | | 04-May-2020 |
|---|----------|-------------|
|  | CHICAGO: | 2,880.00 |
| | CTA: | 1,152.00 |
| | TOTAL: | 4,032.00 * |

17-08-205-017-1020 | 20200401665727 | 0-933-475-552

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

| REAL ESTATE TRANSFER TAX | | 04-May-2020 |
|---|-----------|-------------|
|  | COUNTY: | 192.00 |
|  | ILLINOIS: | 384.00 |
| | TOTAL: | 576.00 |

17-08-205-017-1020 | 20200401665727 | 1-810-044-128

SIGNATURE ON FOLLOWING PAGE

UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this deed as of this 23 day of April, 2020.

Elaine Bell

Elaine Bell

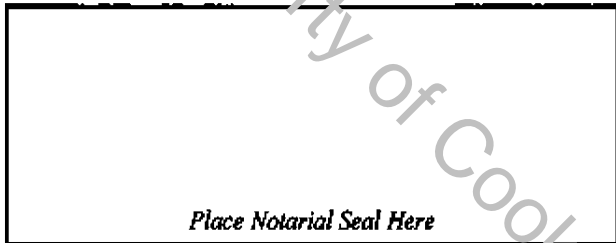
Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 Elaine Bell, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23 day of April, 2020.



[Handwritten Signature]

Notary Public



Mail to:
Joellyn Nelson
380 May Ave
Glen Ellyn, IL
60139

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Parcel 1:

Unit 402 together with its undivided percentage interest in the common elements in 740 North Milwaukee Condominium as delineated and defined in the Declaration recorded as Document No. 0535403070 in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Exclusive use for Storage Purposes in and to Storage Locker No. 402, a limited common element, as set forth and defined in said Declaration of Condominium.

Property of Cook County Clerk's Office