

# UNOFFICIAL COPY

Doc# 2023039207 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/17/2020 03:41 PM Pg: 1 of 4

## WARRANTY DEED

STATE OF ILLINOIS

CT 10/2

Dec ID 20200501687423  
ST/CO Stamp 0-860-838-624 ST Tax \$525.00 CO Tax \$262.50  
City Stamp 1-001-937-632 City Tax: \$5,512.50

2065C01723NA

*Above Space for Recorder's Use Only*

THE GRANTORS, ERIC SINNARD AND EMILY J. HAMRICK, AS JOINT TENANTS, OF THE CITY <sup>aka Emily J. Sinnard Husband</sup> and <sup>wife</sup> OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO TAYLOR B. CORDES AND JONATHAN P. GRUM  
Wife and husband as tenants by the entirety

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 1441 WEST AUGUSTA AVENUE, UNIT 1E, CHICAGO, ILLINOIS 60642-5234  
PERMANENT INDEX NUMBER(S): 17-05-315-056-1001; 17-05-315-056-1007

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEES; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: June 17, 2020

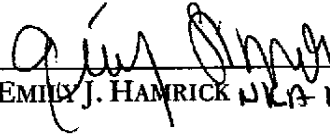
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(SEAL)

ERIC SINNARD



(SEAL)

EMILY J. HAMRICK

*Eric J Sinnard*

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 **ERIC SINNARD AND EMILY J. HAMRICK**, ARE 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 THE SAID 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 \_\_\_ DAY OF JUNE, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

<p>This Instrument was Prepared By:</p> <p>Ryan Law Group, Ltd.</p> <p>1121 West Wrightwood</p> <p>Chicago, Illinois 60614</p>	<p>Send Subsequent Tax Bills to:</p> <p>Taylor Cordes and Jonathan Grum</p> <p>1441 W. <u>AUGUSTA</u> Ave, Unit 1E</p> <p>Chicago, IL 60642-5234</p>	<p>After Recording Mail To:</p> <p>Rosenthal Law</p> <p>3700 W Devon Ave</p> <p>Ste C</p> <p>Lincolnwood #</p> <p>60712</p>
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## Remote Notarization Certification

I, **Carrie Tanksley**, a notary in and for the County of Cook, State of Illinois, hereby certify that while I was physically present in the state of Illinois, Emily J. Hamrick NLA Emily J Sinnard and Eric Sinnard (name/s of person/s), also physically present in the State of Illinois, appeared before me this day remotely, by use of communication technology which allowed the notary and the person(s) executing the document to communicate with each other simultaneously by audio-video communication, provided sufficient proof of his/her/their identity and signed the Warranty Deed (document) consisting of 2 pages, to which this Remote Notarization Certification page is attached to and made a part thereof.

Signed and Sworn to before me this 17 day Of June, 2020.

  
 Notary Public



Commission Expires:

(Seal)

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## LEGAL DESCRIPTION

Order No.: 20GSC017293NA

**For APN/Parcel ID(s): 17-05-315-056-1001 and 17-05-315-056-1007**

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UNIT NUMBERS 1439-1 AND P-1 IN THE 1439-41 W. AUGUSTA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 4 & 5 IN MARY L. WHEELER'S SUBDIVISION OF THE WEST 1/2 OF THE NORTH 1/2 OF BLOCK 22 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0718322123; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office