

UNOFFICIAL COPY

Doc#: 2023207222 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/19/2020 11:21 AM Pg: 1 of 3

WARRANTY DEED

Dec ID 20200601615874
ST/CO Stamp 1-338-387-168 ST Tax \$225.00 CO Tax \$112.50

The Grantor, **Courtney Farrell married to Sean Farrell**, having an address at 25W275 Woodstock Court, Naperville, IL 60540 and in consideration of Ten and 00/100 Dollars (\$10.00), in hand paid, does hereby GRANT, CONVEY and WARRANT to the Grantee, **Mitzi Short, as Trustee of the Mitzi Short Living Trust dated February 8, 2010**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO

Permanent Index Numbers (PIN's): 16-07-119-033-1015 and 16-07-119-033-1106

Address of Real Estate: 1124 Lake Street, Unit 605 and Parking Space P-62, Oak Park, IL 60301

subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residential condominium unit: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easements of record, if any; (c) ordinances of record, if any; and (d) covenants, conditions and restrictions of record, (e) party wall rights; (f) terms of redevelopment agreement so long as it does not interfere with the current use and enjoyment of the property as a condominium residence.

***THIS IS NOT HOMESTEAD PROPERTY**

**FIDELITY NATIONAL
TITLE INSURANCE**

CH 20018948

DATED this 25th day of June, 2020.

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GRANTOR:

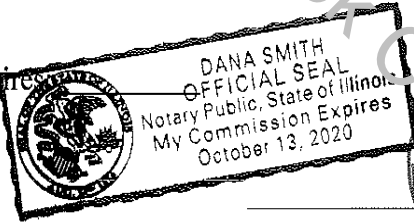
Courtney Farrell
Courtney Farrell

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 Courtney Farrell, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth

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

Commission expires



Dana Smith
Notary Public

This Instrument Was Prepared By
and Mail Recorded Deed To:

Nat Piggee
TigerLaw
220 N. Green St., Suite 3013
Chicago, Illinois 60607

Mail Future Tax Bills To:

Mitzi Short
1124 Lake Street, Unit 407
Oak Park, IL 60301



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EXHIBIT A

LEGAL DESCRIPTION

UNIT 605 AND PARKING UNIT P-62 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1120 CLUB CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0705815047, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



REAL ESTATE TRANSFER TAX		27-Jun-2020
		COUNTY: 112.50
		ILLINOIS: 225.00
		TOTAL: 337.50
16-07-119-033-1015	20200601615874	1-338-387-168