

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 2027406337 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/30/2020 02:43 PM Pg: 1 of 2

Dec ID 20200801649983
ST/CO Stamp 1-903-526-368 ST Tax \$550.00 CO Tax \$275.00
City Stamp 2-103-869-920 City Tax: \$5,775.00

Mail to:

Name & address of taxpayer:
Timothy D. McEachran and Hannah Smith
1302 N. Bosworth Ave #3
Chicago, IL 60642

(The Above Space for Recorder's Use Only)

THE GRANTORS DEVLIN SU N/K/A DEVLIN NUEHRING SU AND KATHARINE NUEHRING N/K/A KATHARINE NUEHRING SU, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of **Ten and 00/100 Dollars, and other good and valuable consideration** in hand paid,

CONVEY and WARRANT TO TIMOTHY D. MCEACHRAN AND HANNAH SMITH, husband and wife, TENANTS BY THE ENTIRETY, of 1256 N. Bosworth, #3, Chicago, IL 60642, all interest in the following described REAL ESTATE situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 3 IN THE 1302 N. BOSWORTH AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 38 IN HURFORD'S SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 11 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 06 TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010108891, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE NUMBER 3 AND GARAGE NUMBER 3 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010108891.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, ~~public right of ways for roads and highways~~

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever

Permanent Index Number(s): 17-05-115-089-1003 ^{*APT}
Address(es) of Real Estate: 1302 N. Bosworth Ave. #3, Chicago, IL 60642
Dated this 31st day of July, 2020

Devlin Su (Seal)
Devlin Su n/k/a Devlin Nuehring Su

Katharine Nuehring Su (Seal)
Katharine Nuehring n/k/a Katharine Nuehring Su

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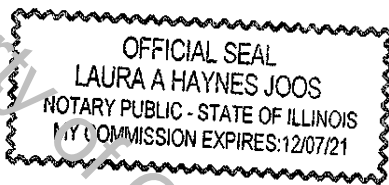
WARRANTY DEED

State of Illinois, County of Will. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Devlin Su n/k/a Devlin Nuehring Su and Katharine Nuehring n/k/a Katharine Nuehring Su 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.

Given under my hand and official seal this 31 day of July, 2020


Commission expires: _____  Notary Public

Recorder's Office Box No. _____





NAME AND ADDRESS OF PREPARER:

Rosenberg & Parker, LLC
Attorney at Law
1300 Iroquois Ave., Suite 215
Naperville, IL 60563

REAL ESTATE TRANSFER TAX		12-Aug-2020
	CHICAGO:	4,125.00
	CTA:	1,650.00
	TOTAL:	5,775.00 *

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

REAL ESTATE TRANSFER TAX		12-Aug-2020
	COUNTY:	275.00
	ILLINOIS:	550.00
	TOTAL:	825.00

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