

UNOFFICIAL COPY

PREPARED BY:

Edward J. Flynn, II
ATTORNEY AT LAW
1415 W. 22nd St., Tower Floor
Oak Brook, IL 60523

Doc#: 2027547006 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/01/2020 09:36 AM Pg: 1 of 2

Dec ID 20200701646801
ST/CO Stamp 1-410-728-416 ST Tax \$205.00 CO Tax \$102.50
City Stamp 0-802-013-664 City Tax: \$2,152.50

MAIL TAX BILL TO:

Eric David Dratnol
4718 North Beacon Street, Unit 3W
Chicago, Illinois 60640

MAIL RECORDED DEED TO:

Eric David Dratnol
4718 North Beacon Street, Unit 3W
Chicago, Illinois 60640

WARRANTY DEED

THE GRANTOR, Nathan Miller & Lauren Miller, a married couple, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Eric David Dratnol, an unmarried man, 1410 N Blackhawk, #4, Chicago, Illinois 60642, individually, all right, title, and interest in the following described real estate, situated in the County of Cook, State of Illinois, to wit:

PARCEL 1: UNIT 4718-3W, IN THE BEACON SQUARE CONDOMINIUM DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 224 AND 225 IN SHERIDAN DRIVE SUBDIVISION BEING THE NORTH 3/4 OF EAST 1/2 OF NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF WEST 1/2 OF SAID NORTHWEST 1/4 OF SAID SECTION 17 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 17, 2007, AS DOCUMENT NUMBER 0710715063 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF ROOF SPACE R-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0710715063.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF BALCONY L.C.E. 4718-3W A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0710715063.

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WARRANTY DEED - PAGE TWO

MILLER SALE TO DRATNOL

JULY 2020

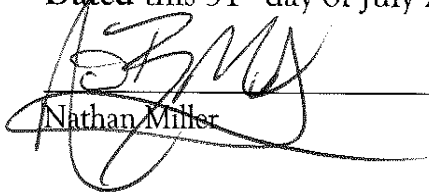
Common Address: 4718 N Beacon, Unit 3W, Chicago, Illinois 60640

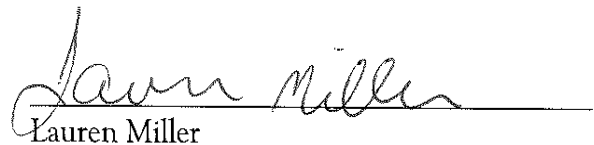
Permanent Index Number(s): 14-17-102-030-1013

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. *Note: This is not Homestead Property.*

Subject to general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments and the mortgage of the Buyer.

Dated this 31st day of July 2020.

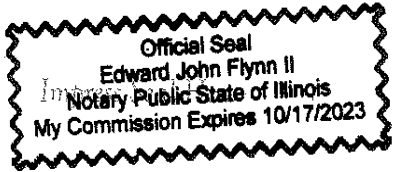

Nathan Miller


Lauren Miller

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nathan Miller and Lauren Miller, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 seal this 31ar day of July 2020.




Notary Public