

WARRANTY DEED

Doc#: 2029107376 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/19/2020 02:11 PM Pg: 1 of 2

Dec ID 20200801680814
ST/CO Stamp 0-853-264-864 ST Tax \$24.00 CO Tax \$12.00
City Stamp 1-118-882-272 City Tax: \$252.00

THIS INDENTURE made on the date indicated herein below, By and Between:

LEWIS JOHNSTON, an unmarried man of 336 E Kaley St, Orlando, FL (Grantor), and KELLY INDUSTRIES, INC., a Florida corporation of 2248 Tulip Valley Pt, Sanford, FL (Grantee);

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, CONVEYS and WARRANTS to Grantee, all interest in the following described Real Estate, to wit:

Legal Description: [SEE ATTACHED LEGAL DESCRIPTION RIDER]

P.I.N. 16-14-311-028-1003 & 16-14-311-028-1029
Commonly known as: 745 S. Independence Blvd, Unit 3N & P-14, Chicago, IL 60624

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; and (e) public roads and highways, if any.

In Witness Whereof. The said Grantor has hereunto set his/her hand and seal, this August 27, 20 20.

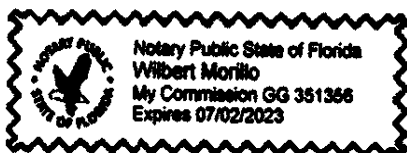
[Signature of Lewis Johnston]
LEWIS JOHNSTON, Grantor

ACKNOWLEDGMENT

STATE OF Florida )
) SS:
COUNTY OF Orange )

Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of August, 20 20, personally appeared LEWIS JOHNSTON, Grantor(s) and acknowledged the execution of the foregoing instrument was a free and voluntary act.

Witness my hand and official seal.



[Signature of Notary Public]
Notary Public

MAIL TO & SEND TAX BILLS TO: Kelly Industries, Inc., 2248 Tulip Valley Pt, Sanford, FL 32771

This instrument prepared by: Law Office of James Kottaras, P.C., 150 N Michigan Ave, Chicago, IL 60601
James Kottaras

# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

### Legal Description:

#### Parcel 1:



Unit Number 745-3 and P-14 in the Independence Place Condominium, as delineated on a survey of the following described tract of land: parts of the South West 1/4 of Section 14, Township 39 North, Range 13 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 09009100; together with its undivided percentage interest in the common elements in Cook County Illinois.


#### Parcel 2:

Exclusive use for storage purpose in the to Storage Space No. S-3, a limited common element, as set forth and defined in said Declaration of Condominium and survey attached thereto, in Cook County, Illinois.

P.I.N. 16-14-311-028-1003 & 16-14-311-028-1029

Commonly known as: 745 S. Independence Plvd, Unit 3N & P-14, Chicago, IL 60624

REAL ESTATE TRANSFER TAX		31-Aug-2020
	COUNTY:	12.00
	ILLINOIS:	24.00
	TOTAL:	36.00
16-14-311-028-1003   20200801680814   0-853-264-864		

REAL ESTATE TRANSFER TAX		31-Aug-2020
	CHICAGO:	180.00
	CTA:	72.00
	TOTAL:	252.00 *
16-14-311-028-1003   20200801680814   1-118-882-272		

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