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THIS DOCUMENT WAS
PREPARED BY:

Forde & O'Meara LLP
Lisa J. Saul, Esq.
111 W. Washington, Suite 1100
Chicago, Illinois 60602

854770 142 kjm

Doc#: 2029662193 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/22/2020 03:39 PM Pg: 1 of 5

Dec ID 20200901684942
ST/CO Stamp 1-225-300-448 ST Tax \$715.00 CO Tax \$357.50
City Stamp 0-404-330-976 City Tax: \$7,507.50

Property of Cook County Clerk's Office

WARRANTY DEED

THIS INDENTURE is made as of this 28th day of August, 2020 by and between
✓ **Melissa Messinger and Bradley Messinger, Wife and Husband** of the city of Chicago, State
of Illinois (collectively, the "Grantors"), and **Michael McMurray, An unmarried man** of the City
of Chicago, State of Illinois ("Grantee").

WITNESSETH, that Grantors, for and in consideration of Ten Dollars (\$10.00), and other
good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby
acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in
the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See **Exhibit A** attached hereto

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing;
covenants, conditions and restrictions of record; building lines and easements, if any; and public
and utility easements.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of
the State of Illinois.

✓ Permanent Real Estate Tax Number: 17-09-303-074-0000
Address of Real Estate: 310 North Clinton Street, Unit F, Chicago, IL 60661

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX

10-Sep-2020



CHICAGO:	5,362.50
CTA:	2,145.00
TOTAL:	7,507.50 *

17-09-303-074-0000 | 20200901684942 | 0-404-330-976

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

REAL ESTATE TRANSFER TAX

14-Sep-2020



COUNTY:	357.50
ILLINOIS:	715.00
TOTAL:	1,072.50

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IN WITNESS WHEREOF, Grantors aforesaid have signed and sealed this Deed this 28th day of August, 2020.



Melissa Messinger



Bradley Messinger

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State of ILLINOIS)
County of COOK) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Melissa Messinger and Bradley Messinger, 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 this 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 official seal, this 28th day of August, 2020.

Doris Kay Brubaker
Notary Public

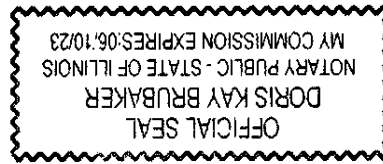
Commission expires:

Send Subsequent Tax Bills To:

Michael McMurray
310 N. Clinton St. Unit F
Chicago, IL 60661

After Recording Return To:

Michael McMurray
310 N. Clinton, Unit F
Chicago, IL 60661



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Exhibit A - Legal Description

PARCEL 1:

LOT 24 IN FULTON STATION 1ST RESUBDIVISION, BEING A RESUBDIVISION OF FULTON STATION SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT RECORDED AUGUST 4, 1988 AS DOCUMENT 98682131 IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FULTON STATION TOWN HOMES HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT 98710625.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FULTON STATION MASTER HOMEOWNERS ASSOCIATION RECORDED AUGUST 12, 1998 AS DOCUMENT 98710624.