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Doc#: 2030546256 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/02/2020 12:27 PM Pg: 1 of 5

Dec ID 20200901611909
ST/CO Stamp 1-888-151-008 ST Tax \$430.00 CO Tax \$215.00
City Stamp 0-328-422-880 City Tax: \$4,515.00

WARRANTY DEED GENERAL

This space reserved for Recorders use only.

THE GRANTOR(S), Devin J. Bilgi, a married man, of 1347 N. Sedgwick Street, Unit 3S, the City of Chicago, County of Cook, State of Illinois, as Grantor(s), for and in consideration of \$10.00, in hand paid, convey(s) and warrant(s) to ~~Andrew T. Feichter, a single man~~, taking title individually, of 1347 N. Sedgwick Street, Unit PH, of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**TFG RE 3S, LLC
AN ILLINOIS LIMITED LIABILITY
COMPANY**

See Exhibit "A" attached hereto and made a part hereof

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

SUBJECT TO:

General taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; and condominium declaration and bylaws.

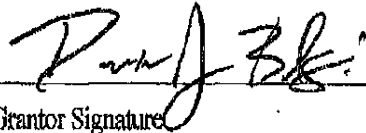
Permanent Real Estate Index Number(s): 17-04-212-042-1002

Address of Real Estate: 1347 N. Sedgwick Street, Unit 3S, Chicago, Illinois 60610

Dated this 14 day of September, 2020.

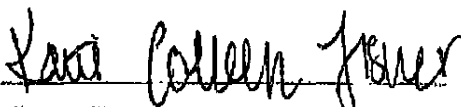
Devin J. Bilgi

Grantor Print Name


Grantor Signature

Katie Colleen Fischer

Grantor Print Name (waiving homestead)

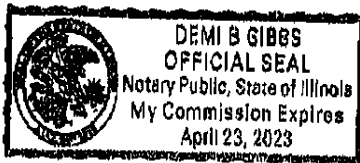

Grantor Signature

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State of IL)
County of COOK) s.s.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, CERTIFY THAT Devina J. Bilal personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that DO signed, sealed, and delivered the said instrument as a 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 14 day of September, 2020.



[Handwritten Signature]

Notary Public

This document was prepared by: Ms. Katrina Barnett, Esq.
Law Offices of Katrina M. Barnett, P.C.
401 North Michigan Avenue
Suite 1200
Chicago, Illinois 60611

Mail to: Ms. Kimberly S. Freeland, Esq.
806 North Peoria Street
Chicago, Illinois 60642

Name and Address of Taxpayer: Mr. Andrew T. Feichter
1347 N. Sedgwick Street, Unit ~~38~~ PH
Chicago, Illinois 60610

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Exhibit "A" – Legal Description

Property commonly known as:

**1347 N. Sedgwick Street
Unit 3S
Chicago, Illinois 60610**

The land referred to in this Deed is described as follows:

PARCEL 1:

**UNIT NUMBER 1347 S IN THE 1347-1349 NORTH SEDGWICK CONDOMINIUM AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 6 AND LOT 7 IN OGDEN'S RESUBDIVISION OF LOTS 154, 155, 156, 157 AND
PART OF LOT 158 IN BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST
1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER
09056258, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE
INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

PARCEL 2:

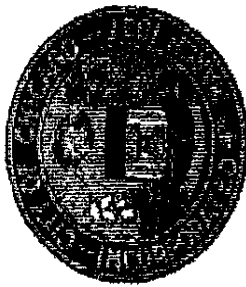
**THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT
AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION
AFORESAID RECORDED AS DOCUMENT NUMBER 09056258.**

PERMANENT INDEX NUMBER(S): 17-04-212-042-1002

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REAL ESTATE TRANSFER TAX

30-Sep-2020



CHICAGO:

3,225.00

CITA:

1,290.00

TOTAL:

4,515.00 *

17-04-212-042-1002 | 20200901611909 | 0-328-422-880

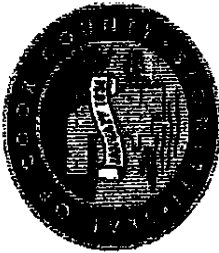
* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

30-Sep-2020



COUNTY:	215.00
ILLINOIS:	430.00
TOTAL:	645.00

17-04-212-042-1002

20200901611909

1-888-151-008

Property of Cook County Clerk's Office